

FILED
GREENVILLE CO. S.C.

VOL 1695 PAGE 346

DEC 20 2 15 PM '84

DONNIE S. TANKERSLEY
R.M.C.

[Space Above This Line For Recording Data]

MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on December 20, 1984. The mortgagor is Bruce J. Bonnevier and Peggy R. Bonnevier ("Borrower"). This Security Instrument is given to August Kohn and Company, Incorporated, a South Carolina corporation which is organized and existing under the laws of the State of South Carolina, and whose address is P. O. Box 225, Columbia, South Carolina 29202 ("Lender"). Borrower owes Lender the principal sum of Forty-Six Thousand and No/100 Dollars (U.S. \$ 46,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on January 1, 2015. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in GREENVILLE County, South Carolina:

ALL that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being, on the northern side of Fairview Road in the County of Greenville, State of South Carolina, containing 1.20 acres, being shown and designated as Lot No. 12 on plat of Maywood Estates, Section 1, prepared by Jones Engineering Services, dated September 1970, recorded in Flat Book 4G at Page 103 and being described more particularly, according to said plat, to wit:

BEGINNING at an iron pin on the northern side of Fairview Road at the joint front corner of Lots No. 11 and 12 and running thence along the common line of said lots, N. 59-44 E. 282.05 feet to an iron pin at the joint rear corner of said lots; thence S. 31-29 E. 43.2 feet to an iron pin at the joint rear corner of Lots No. 24 and 25 in the rear line of Lot No. 12; thence S. 28-15 E. 160 feet to an iron pin at the joint rear corner of Lots No. 12 and 13; thence along the common line of said lots, S. 67-24 W. 286.3 feet to an iron pin at the joint front corner of said lots on the northern side of Fairview Road; thence along said Road, N. 28-12 W. 165 feet to an iron pin, the point of beginning.

This conveyance is made subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat, or on the premises.

This being the same property conveyed to the Mortgagors herein by deed of David Roberts and Janice K. Roberts recorded in the RMC Office for Greenville County in Deed Book 1229 at Page 381 of even date herewith.

which has the address of Rt. 2, Box 488 (Fairview Rd.), Simpsonville, South Carolina 29681 ("Property Address");

TO HAVE AND TO HOLD such property unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

ECTO -----1 DE20 84

011

6.0000

R
4
S
O

2-28-84