

Mortgagee's mailing address: 907 North Main Street, Anderson, S. C. 29622

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MORTGAGE

THIS MORTGAGE is made this 25th day of November, 19 80, between the Mortgagor, Harry M. Kahn and Betsy O. Kahn

Handwritten initials

_____ (herein "Borrower"), and the Mortgagee, Perpetual Federal Savings and Loan Association, ~~a corporation organized and existing under the laws of the State of South Carolina~~ whose address is 907 North Main Street, Anderson, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand and No/100 dollars, which indebtedness is evidenced by Borrower's note dated November 25, 1980, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid due and payable on December 1, 2010

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of GREENVILLE State of South Carolina.

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as the major portion of Lot No. 213 of Section No. 11, Devenger Place Subdivision, according to a plat thereof prepared by Dalton & Neves, Engineers, dated May, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7-C, at Page 91, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Hudson Farm Road, at the joint front corner of Lots Nos. 212 and 213, and running thence with the joint lines of Lots Nos. 212 and 213, N. 58-26 W. 191.2 feet to an iron pin in the line of Lot No. 222; running thence with the line of Lot No. 222, S. 5-54 W. 90 feet to an iron pin at the joint rear corner of Lots Nos. 213 and 214; running thence with the joint line of said lots, S. 56-59 E. 150 feet to an iron pin on the northwestern side of Hudson Farm Road, joint front corner of Lots Nos. 213 and 214; running thence with the northwestern side of said Hudson Farm Road, N. 33-01 E. 85 feet to the point of beginning.

LESS, HOWEVER: A triangular parcel of land heretofore conveyed by Devenger Road Land Company to Rance W. Hall and Connie B. Hall by deed recorded in the R.M.C. Office for Greenville County on October 31, 1980 in Deed Volume 1136, at Page 565, which triangular strip is described as follows:

BEGINNING at an iron pin on the northwestern side of Hudson Farm Road, at the joint front corner of Lots Nos. 212 and 213; and running thence along a line through Lot No. 213, N. 60-51 W. 187.6 feet to a new iron pin in the line of Lot No. 222; running thence with the line of Lot No. 222, N. 5-54 E., approximately 10 feet to an iron pin, joint rear corner of Lots Nos. 212 and 213; running thence along the original line of Lots Nos. 212 and 213, S. 58-26 E. 191.2 feet to the point of beginning.

which has the address of Hudson Farm Road Greer (cont...)
(Street) (City)
South Carolina 29651 (herein "Property Address");
(State and Zip Code)

TO HAVE AND TO HOLD 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, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to 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, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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