VOL 1641 PAGE 366

BOOK 1613 PAGE 581

FILED
GREENVILLE CO. S.C.
JUN 27 1983
DONNIE S. TANKERSLEY
R.M.C.

FILED
GREENVILLE CO. S.C.
DEC 22 4 15 PM '83
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 27 day of June, 1983, between the Mortgagor, John W. Krause and Joyce J. Krause, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, 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 June 27, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2013;

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, together with all buildings and improvements, situate, lying and being on the eastern side of Menlo Drive, in the City of Simpsonville, Greenville County, South Carolina, being shown and designated as Lot No. 124 on a plat of BRENTWOOD, Section III, made by Piedmont Engineers, Architects & Planners dated November 15, 1973, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-D, at Page 42, said plat being referred to for a more complete description thereof:

This being the same property conveyed to the mortgagors by deed of James R. Hill and Lois G. Hill of even date to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
JUN 27 83
$24.00

which has the address of 11 Menlo Drive, Simpsonville (Street) (City)

S.C. 29681 (State and Zip Code) (herein "Property Address");

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.