

SOUTH CAROLINA—FNMA  
FORM NO. 1032.39  
App. 1/72

FILED  
GREENVILLE CO. S. C.

MORTGAGE

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DONNIE S. TANKERSLEY

RECEIVED WITH FILED  
REGISTRATION NO. 22  
MORTGAGE

is made this 28th day of February, 1973,  
between the Mortgagor, Donald R. Krause and Peggy J. Krause  
(herein "Borrower"),  
and the Mortgagee, James Financial Corporation, a corporation  
organized and existing under the laws of the State of Ohio,  
whose address is 1707 Cleveland Avenue, N.W. Canton, Ohio (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-eight Thousand Three Hundred Fifty ----- (\$28,350.00) ----- Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2003;

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 20 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 piece, parcel or lot of land, situate, lying and being on the southeastern side of Longview Terrace, being known and designated as Lot No. 7 as shown on a plat of Property of Addie W. Long Chick Springs Township, made by Galway & Terrell, December, 18, 1963, and recorded in the R.M.C. Office for Greenville County in Plat Book "FFF" at page 25, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Longview Terrace at the joint front corner of Lots 6 and 7, and running thence along the joint line of said lots S. 45-0 E. 185.9 feet to an iron pin; thence running S. 47-15 W. 130 feet to an iron pin at the joint rear corner of Lots 7 and 8; thence along the joint line of said lots N. 45-0 W. 190.5 feet to an iron pin on the southeastern side of Longview Terrace; thence along the said Longview Terrace N. 49-21 E. 130 feet to the point of beginning.

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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.