

FILED MORTGAGE
GREENVILLE, S.C.

JUN 10 4 47 PM '81

THIS MORTGAGE is made this 6th day of June 1981
19... between the Mortgagor, ROBERT G. Kunkel and Theresa L. Kunkel
(herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION
under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

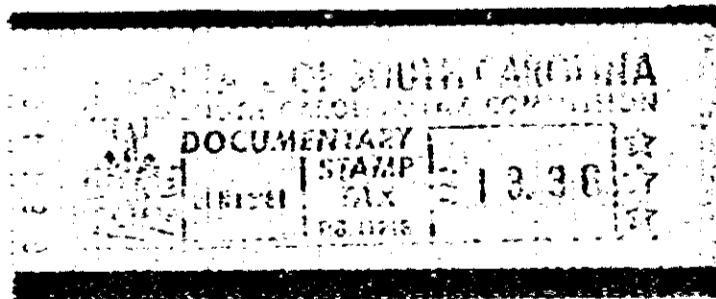
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY THREE THOUSAND FOUR HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2011.

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:

Unit No. 18-D, Briarcreek Condominiums, Horizontal Property Regime, situate, on or near the southerly side of Pelham Road, City and County of Greenville, South Carolina, as more particularly described in Master Deed and Declaration of Condominium, dated September 20, 1972, recorded in the RMC Office for Greenville County in Deed Book 956 at page 99, and Certificates of Amendment, dated November 29, 1973, recorded in Deed Book 989 at page 205.

The within conveyance is made subject to the restrictions, reservations and limitations on use of the above described premises and all covenants and obligations set forth in Master Deed and Declaration of Condominium, dated September 20, 1972, and recorded in said RMC Office in Deed Book 956 at page 99, as set forth in Certificate of Amendment, dated November 29, 1973, recorded in Deed Book 989 at page 205, and as set forth in the By-Laws of Briarcreek Association, Inc., attached hereto, as the same may hereafter from time to time be amended; all of said reservations, restrictions, limitations, conditions and provisions are incorporated in the within Mtg. by reference and constitute covenants running with the land, equitable servitudes and liens to the extent set forth in said documents and as provided by law, all of which are hereby accepted by the mortgagees herein and its successors and assigns.

DERIVATION: Deed from Robert L. Kahn and Louise S. Kahn, dated June 7, 1981 and recorded in the RMC Office for Greenville County in Deed Book 1149 at page 206.



which has the address of Unit 18-D, Briarcreek Condominium
(Street) (City)
Greenville, S.C. 29601
(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.

19991801 8 007

19678

4328 RV-2