

FILED
GREENVILLE, S.C. MORTGAGE

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(#6568)

THIS MORTGAGE is made this 1st day of February 1984, between the Mortgagor, WORTH D. KIGER (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Five Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 1, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1985;

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:

PARCEL NO. 1: All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, being known and designated as Lot 18 of Stone Lake Heights, Section 1, as shown on plat thereof prepared by Piedmont Engineering Service in June 1952 and revised in December 1952 and recorded in the RMC Office for Greenville County in Plat Book BB at Page 133 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western edge of Lakecrest Drive, joint front corner of Lots 18 and 20A and running thence along the western edge of Lakecrest Drive S. 6-00 W. 75.0 feet to an iron pin; thence continuing along the western edge of Lakecrest Drive S. 1-35 W. 50.0 feet to an iron pin; thence following the curvature of Lakecrest Drive as it intersects with Nacomis Trail, the chord being S. 43-10 W. 35.3 feet to an iron pin on the northern edge of Nacomis Trail; thence along the northern edge of Nacomis Trail N. 88-26 W. 65.0 feet to an iron pin; thence continuing along the northern edge of Nacomis Trail N. 84-01 W. 54.7 feet to an iron pin at the corner of Lot 19; thence along the line of that lot N. 5-39 E. 163.0 feet to an iron pin at the rear corner of Lot 28; thence along the line of that lot S. 81-28 E. 140.0 feet to the beginning corner, this being the same property conveyed to the Mortgagor herein by deed of Eleanor Wallace Brigham of even date herewith to be recorded.

PARCEL NO. 2: All that certain piece, parcel or lot of land, in the County of Greenville, State of South Carolina, near the City of Greenville, being known and designated as Lot No. 6 on plat of property of Morris F. Smith, prepared by C.C.Jones and Associates, dated March 29, 1958, and recorded in the RMC Office for Greenville County in Plat Book KK at page 137-B, and having according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the eastern side of Oak Drive, at the joint front corner of Lots 5 and 6; and running thence with the line of Lot 5 N. 70-45 E. 249.2 feet to an iron pin in line of property of Herman Kluge; thence along property of Herman Kluge N. 19-15 W. 100 feet to an iron pin at the joint rear corner of Lots 6 and 7; thence with the line of Lot 7 S. 70-45 W. 249.2 feet to an iron pin on the eastern side of Oak Drive, S. 19-15 E. 100 feet to an iron pin, the beginning corner. ALSO: All that lot of land in Greenville County, State of South Carolina, on the eastern side of Oak Drive, near the City of Greenville, being shown as Lot 7 on a plat of property of Morris F. Smith, recorded in Plat Book KK at Page 137-B, and described as follows: BEGINNING at an iron pin on the eastern side of Oak Drive, 464.1 feet north from Brushy Creek Road, at the corner of Lot 6, and running thence with the eastern side of said Drive N. 19-15 W. 100 feet to iron pin at corner of Lot 8; thence with line of said lot N. 70-45 E. 249.2 feet to iron pin; thence S. 19-15 E. 100 feet to iron pin at corner of Lot 6; thence with line of said lot S. 70-45 W. 249.2 feet to the beginning corner, these two parcels being the same as conveyed to the Mortgagor herein by deed of ** which has the address of Lots 6&7, Oak Drive, Greer, SC 29651, and Lot 18, Nacomis Trail, Greenville, SC 29609, Robert W. Warlick dated December 30, 1983, and recorded January 3, 1984, in Deed Book 1203, page 583. (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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