

MORTGAGE

Vol 1893 no 277

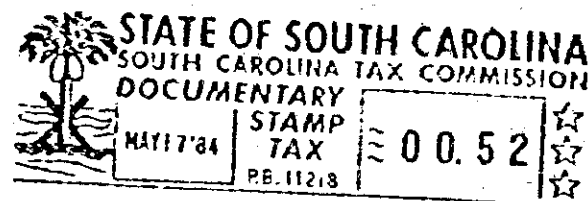
THIS MORTGAGE is made this 23 day of APRIL 1984 between the Mortgagor, HENRY KEARSE JR and NADINE C. KEARSE, his wife (herein "Borrower"), and the Mortgagee, AMERICAN DREAM REALTY & MORTGAGE CO., INC. a corporation organized and existing under the laws of Florida whose address is 7339 SW 45 St, Suite A, MIAMI, Florida, 33155 (herein "Lender")

WHEREAS Borrower is indebted to Lender in the principal sum of U.S. \$1,241.19 which indebtedness is evidenced by Borrower's note dated April 23, 1984 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on May 10, 1987.

TO SECURE to Lender 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, 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 lot of land in the County of Greenville, State of South Carolina, known and designated as Lot. No 1 on plat of Air Base Highlands made by Dalton & Neves, Engineers, August 1948 and recorded in Plat Book CC at Page 52 of the RMC Office for Greenville County, S.C. said lot having a frontage of 50 feet on the West side of Old Augusta Road, a parallel depth of 110 feet and a rear width of 50 feet.

Der: Sec of Housing & Urban Dev. Recorded July 24, 1974.



which has the address of 708 DONALDSON ROAD, GREENVILLE South Carolina 29605 (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 and rents, all of which 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 hereinafter referred to as the "Property." Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

- 1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
- 2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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