

FILED
GREENVILLE CO. S.C.
AUG 25 3 54 PM '81
DONNIE J. JAMESLEY
R.M.C.

BOOK 1539 PAGE 723
BOOK 82 PAGE 117

MORTGAGE

THIS MORTGAGE is made this 30TH day of APRIL, 1981, between the Mortgagor, LARRY E. KRATZER AND LINDA R. KRATZER, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 THIRTY-FIVE THOUSAND AND NO/100THS (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated APRIL 30, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness if not paid at the end of the term of the Note, to be paid at the end of the term of the Note; and WHEREAS, the location line or pin, the rear corner of Lots 114, 115, 126 and 127; thence along the location line or pin, the rear corner of Lots 114 and 115 S. 16-35 E. 160 feet to an iron pin on Holly Circle; thence along Holly Circle S. 73-25 W. 165 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagors herein by a certain deed of Samuel L. Williams and Carolyn M. Williams dated April 30, 1981, and thereafter filed on said date in the RMC Office for Greenville County in Deed Book 1147 at Page 269.

PAID SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of South Carolina

Nancy C. Whitmore
Asst. Vice President

July 22 1983
Witness *Danny Black*

Roll Middle

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which has the address of LOT 114, HOLLY CIRCLE, MAULDIN, SOUTH CAROLINA 29662
(City)
(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 seized 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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