

FILED  
JAN 21 2 42 PM '84  
GREENVILLE R.M.C.

**MORTGAGE**

THIS MORTGAGE is made this 18<sup>th</sup> day of January, 1984, between the Mortgagor, Alex Kinlaw, Jr.

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, 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 Forty Four Thousand and 00/100 (44,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 1/17/84, (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, 2014.....;

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.

All that lot of land in Greenville County, South Carolina, in the City of Greenville, Greenville Township, being shown as Lot A of Block G on plat of O. P. Mills property recorded in Plat Book F at Page 171, and having the following metes and bounds:

Beginning at an iron pin on the southern side of Mills Avenue at the front corner of Lots 5 and 7 of Block G, which pin is 175.3 feet from the intersection of Mills Avenue and Mission Street, and running thence along the southern side of Mills Avenue, S. 45-27 W. 60 feet to an iron pin at corner of Lot 9; thence with line of Lot 9, S. 44-33 E. 180 feet to a pin on a 16-foot alley; thence with said alley, N. 45-27 60 feet to pin at corner of Lot 5; thence with line of Lot 5, N. 44-33 W. 180 feet to the point of beginning.

This is the same property conveyed to Alex Kinlaw, Jr. by deed of Ella Pearl Myers dated January 17, 1984 recorded in Deed Book \_\_\_\_\_ at page \_\_\_\_\_.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
JAN 24 1984  
STAMP  
TAX  
\$ 17.60  
RE 11213

which has the address of 309 Mills Avenue, Greenville, South Carolina 29605

(Street)

(City)

(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 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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