

GREENVILLE CO. S.C.
APR 9 2 18 PM '81
ANNERSLEY
R.M.C.

MORTGAGE

RECORDED
INDEXED
APR 10 1981
139-2-1-6

BOOK 1537 PAGE 724

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THIS MORTGAGE is made this 9th day of April 1981, between the Mortgagor, Elizabeth F. Christensen (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing 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 Twenty Six Thousand Eight Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 9, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 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:

ALL that certain piece, parcel or lot of land, with the improvements thereon, or hereafter constructed thereon, situated lying and being in the State of South Carolina, County of Greenville, near Saluda Lake, being 15.23 acres and according to a plat by W. R. Williams, Jr. R.L.S., dated March 2, 1972, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the end of Carpin Drive N 86-46 W 50 feet to an iron pin; thence N 68-35 W 429.4 feet to an iron pin; thence N 40-02 W 421.1 feet to an iron pin; thence N 88-19 E 390 feet to an iron pin; thence N 82-53 E 906 feet to an iron pin; thence S 39-15 E 627 feet to an iron pin; thence S 81-10 W 618.6 feet to an iron pin; thence S 84-50 W 355 feet to the point of beginning.

This being the same property conveyed to the mortgagor by Deed of Faye Ayers Cannon, dated and recorded of even date herewith.

STATE OF SOUTH CAROLINA
RECORDS & CLERK
DOCUMENTARY
APR 10 1981

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which has the address of Rt. 1, Carpin Drive Greenville, S.C. (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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