



MORTGAGE

THIS MORTGAGE is made this 22nd day of April 19 81, between the Mortgagor, James S. Domnitz and Judy A. Domnitz (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 Eleven thousand nine hundred eighty one and 28/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 22nd, 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 June 1, 1981

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 piece, parcel, or lot of land, with the buildings and improvements thereon in the County of Greenville, State of South Carolina, being known and designated as Lot No. 22, Section Three, Richmond Hills, and having, according to a plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book JJJ, Page 81, the following metes and bounds, to - wit:

BEGINNING at the iron pin on the northerly side of Tazewell Drive at the joint front corner of Lots Nos. 21 and 22, and thence with the joint line of said Lots, N 54-37 E 165 feet to an iron pin in the joint rear corner of said Lots on the line of Lot No. 15, thence with the rear line of Lots Nos. 14 and 15, S 38-42 E 90.2 feet to an iron pin in the joint rear corner of Lots Nos. 22 and 23; thence with the joint line of said lots, S 54-37 W 170 feet to an iron pin at the joint front corner of said lots on the northerly side of Tazewell Drive; thence with the northerly side of Tazewell Drive, N 35-23 W 90 feet to the point of beginning.

This conveyance is made subject to all building restrictions, zoning ordinances, and easements affecting the property.

Being the same conveyed to the Grantors by Deed of George Edgar Ross and Margaret B. Ross, dated April 14, 1978, recorded in said R.M.C. Office on April 14, 1978 in Deeds Book - Volume 1077, Page 117.

which has the address of 16 Tazewell Dr., Greenville, S.C. 29609 (Street) (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 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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