

MORTGAGE

RE 81-71
 THIS MORTGAGE is made this 24th day of June 1981, between the Mortgagor, PAUL A. ROBELL AND SUSAN P. ROBELL (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").

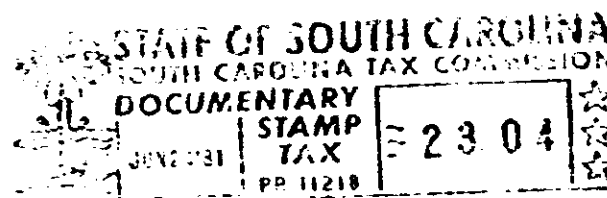
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-seven Thousand Six-hundred and no/100ths (\$57,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 24th, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 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 _____ State of South Carolina:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, being known and designated as a major portion of Lot 211 and a small portion of Lot 210 on plat entitled "Map No. 2, Section I, Sugar Creek" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4R at Page 85 and having, according to a more recent survey entitled "Revision of Lots 211 and 210 Sugar Creek, Section I, Map No. 2" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 5V at Page 26, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Stone Ridge Court said pin being the joint front corner of Lots 210 and 211 and running thence with the southerly side of Stone Ridge Court on a curve, the chord of which is N. 82-50 E., 38.2 feet to an iron pin; thence continuing with Stone Ridge Court on a curve, the chord of which is N. 40-21 E., 34.07 feet to an iron pin; thence S. 87-02 E., 86.8 feet to an iron pin; thence S. 1-49 W., 23.3 feet to an iron pin; thence S. 80-10 E., 95.16 feet to an iron pin in center of branch; thence with center of branch as the line, the traverse line being S. 9-08 E., 137.65 feet to an iron pin; thence S. 81-02 W., 235.7 feet to an iron pin, the joint rear corner of Lots 210 and 211; thence with the common line of said lots N. 8-48 W., 188.05 feet to an iron pin, the point of beginning.

This is the same property as that conveyed to Paul A. Robell and Susan P. Robell by deed of Merrill Lynch Relocation Management, Inc., deed being dated and recorded concurrently herewith.



which has the address of 106 Stoneridge Court, Sugar Creek Subdivision, Greer, S. C. 29651 (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.

0133

4328 RV-2