



MORTGAGE

THIS MORTGAGE is made this 12th day of August 1981 between the Mortgagor, Darrel G. and Joyce A. Reynolds (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 nine thousand one hundred fifty and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 12, 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

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 all improvements thereon, situate, lying and being in Greenville County, State of South Carolina, being known and designated as Lots Nos. 34 35 and 36 as shown on a plat of Richmond Hills Subdivision, Section 5, which plat is recorded in the Office of the R.M.C. for Greenville County, South Carolina, in Plats Book WWW, at Page 38, reference to which plat is hereby craved for metes and bounds description thereof.

This is the identical property conveyed to the grantor herein by deed of Leon Moody dated August 25, 1971, and recorded August 26, 1971, in Deeds Book 923, at Page 458, and by deed of Williams Builders, Inc. dated July 27, 1973, and recorded July 31, 1973, in Deeds Book 980, at Page 540 of the R.M.C. Office for Greenville, South Carolina.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat or on the premises.

which has the address of 6 Boykin Court Greenville S.C. 29601 (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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