

MORTGAGE

AUG 31 1 34 PM '81

DONNIE TANKERSLEY
THIS MORTGAGE is made this 31 day of August 1981, between the Mortgagor, Samuel S. Glenn (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").

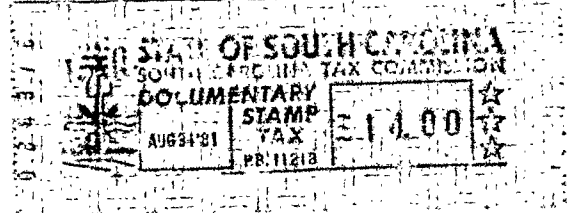
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-FIVE THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 31, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1996;

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 buildings and improvements thereon, lying and being on the southeasterly side of Saluda River, near the City of Greenville, South Carolina, containing 1.036 acres and having according to a plat entitled "Property of H. E. Runge" dated October 7, 1976, prepared by Piedmont Engineers-Architects-Planners, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-T, page 95, the following metes and bounds to wit:

BEGINNING at a nail in the center of a 10 foot drive easement at the joint corner of the property now or formerly owned by Samuel S. Glenn and running thence with the line of property of Samuel S. Glenn N. 17+07 W. 194.33 feet to an iron pin on the southeasterly edge of Saluda Lake; thence with the southeasterly edge of Saluda Lake as the line, the traverse line being N. 69-22 E. 139.09 feet to an iron pin, the corner of property now or formerly owned by B. E. Huff; thence with the line of B.E. HUFF's S. 23-55 E. 86 feet to an iron pin; thence S. 81-55 E. 38.35 feet to an iron pin; thence S. 70-48 E. 127.15 feet to an iron pin; thence S. 3-02 E. 70.62 feet to a nail in the center of a 10 foot easement; thence with the center of said 10 foot easement S. 82-05 W. 140.78 feet to a nail; thence S. 83-34 W. 72.85 feet to a nail; thence S. 79-39 W. 58.72 feet to a nail in the center of said 10 foot drive easement, the point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Larry C. Thomason and Linda M. Thomason dated August 31, 1981 and recorded in the RMC Office for Greenville County in Deed Book 1154 at page 355.



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which has the address of [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 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.