



MORTGAGE

BOOK 1551 PAGE 859

THIS MORTGAGE is made this 3rd day of August 1981 between the Mortgagor, Joseph Kenneth and Laura Joan Hall (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 nine hundred eighty two dollars and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 15, 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, situate, lying and being on the northwestern side of Mustang Circle in Greenville County, South Carolina being shown and designated as Lot No. 24 on a plat of S.I. Ranchettes, Section No. 1 made by Dalton & Neves, Engineers dated April, 1965 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book JJJ, page 31 and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of Mustang Circle at the joint front corner of Lots Nos. 23 and 24 and running thence with the curve of the northwestern side of Mustang Circle, the chords of which are S. 62-00 W. 125 feet to an iron pin and S. 69-52 W. 125 feet to an iron pin; thence with the common line of Lots Nos. 24 and 25, N. 23-30 W. 343 feet to an iron pin at the joint rear corners of said lots; thence with Gilder's Creek as the line, the traverse of which is N. 65-30 E. 100 feet to an iron pin and N. 53-08 E. 108.5 feet to an iron pin at the joint rear corner of Lots Nos. 23 and 24; thence with common line of Lots Nos. 23 and 24, S. 30-22 E. 369.5 feet to an iron pin on the northwestern side of Mustang Circle, the point of beginning

The above property is a portion of the same property conveyed to the Grantor by deed of James P. McNamara and Catherine F. McNamara recorded in the RMC Office for Greenville County, South Carolina in Deed Book 976, page 663 and Deed Book 965, page 33, and is hereby conveyed subject to the rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the grounds affecting said property.

The Grantees assume and agree to pay Greenville County property taxes for the tax year 1974 and subsequent years.

This is the same property conveyed by deed of The Citizens and Southern National Bank of SC, as Trustee for James G. Bannon, dated 12/14/73, recorded 12/19/73 in volume 990 page 842 of the RMC Office for Greenville County, SC.

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.

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