



MORTGAGE

BOOK 1551 PAGE 863

THIS MORTGAGE is made this... 12th ... day of ... August ... 19. 81, between the Mortgagor, Jerry M. Hendrix and Norma B. Hendrix (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... Seven thousand, four hundred nineteen and 00/100... 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... September 1, 1986...

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 aldn, with all improvements thereon, or hereafter constructed thereon situate, lying and being in the State of South Carolina, County of Greenville, on the western side of High Valley Boulevard, Gantt Township, being shown and designated as the greater portion of Lot No. 140 on plat no. 2 of Fresh Meadow Farms, Section No. 1 revised Mary 18, 1957 by R. K. Campbell, RLS, recorded in Plat Book NN at page 85A and being described, according to said plat, more particularly, to-wit:

Beginning at a point on the western side of High Valley Boulevard, said point being S. 32-45 W. 7 feet from the joint front corner of Lots 140 and 139, and running thence along said Boulevard S. 32-45 W. 133 feet to a point at the intersection of said boulevard and Miracle Drive; thence along the northern side of Miracle Drive N. 67-15 W. 130 feet to a point at the joint front corner of Lots 140 and 141; thence along the common line of said lots N. 35-38 E. 155.6 feet to a point; thence N. 57-15 W. 120 feet to the point of beginning.

DERIVATION: Deed Book 638, page 117 of the RMC Office for Greenville County, SC., property conveyed by deed from J. P. Medlock.

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which has the address of... 412 High Valley Boulevard, Greenville, SC...29605... (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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