

FILED
S. C.
SEP 28 3 05 PM '81
R.M.C. HARRISLEY

MORTGAGE

BOOK 1553 PAGE 815

THIS MORTGAGE is made this 28th day of September, 1981, between the Mortgagor, Robert W. Millar and Susan H. Millar (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 Seventy-Two Thousand and No/100 (\$72,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 28, 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, 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 Greenville, State of South Carolina:

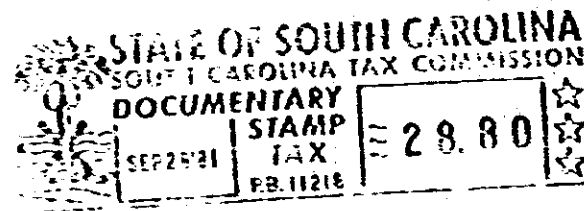
ALL that certain piece, parcel or lot of land with all improvements thereon, located, lying and being in the County of Greenville, State of South Carolina, lying on the Southeastern corner of the intersection of Honey Horn Drive and Fishbrook Way, being shown and designated as Lot 70 on plat of Holly Tree Plantation, made by Enwright Associates, dated May 28, 1973, recorded in the Greenville County RMC Office in Plat Book 4-X, at Pages 32 through 37, inclusive, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Honey Horn Drive at the joint front corner of Lots 70 and 71 and running thence with the line of Lot 71, S. 57-17 E. 168.48 feet to an iron pin at the rear corner of Lots 71 and 70; thence with the rear line of Lot 70, S. 86-04-25 E. 20.0 feet to an iron pin at the joint rear corner of Lots 70 and 75; thence with the line of Lot 75, N. 00-27 E. 155.15 feet to an iron pin on the Southern side of Fishbrook Way; thence with the Southern side of Fishbrook Way, the following courses and distances: N. 63-34-00 W. 98.57 feet to an iron pin; thence S. 71-26-00 W. 35.18 feet to an iron pin on the Eastern side of Honey Horn Drive; thence with the Eastern side of Honey Horn Drive, the following courses and distances: S. 26-26-00 W. 54.35 feet to an iron pin; thence S. 20-03 W. 49.90 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of S. Gary Douglas dated September 28, 1981, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1155, at Page 876.

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which has the address of 102 Fishbrook Way Simpsonville
[Street] [City]
S. C. 29681 (herein "Property Address");
[State and Zip Code]

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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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