



MORTGAGE

THIS MORTGAGE is made this 29th day of September, 1981 between the Mortgagor, Marian T. Rose and David E. Rose (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 Thirteen thousand, eight hundred, thirty and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 29, 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 October 15, 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 land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 175 of a subdivision known as Coach Hills, according to a plat thereof prepared by Piedmont Engineers, Architects & Planners dated September 26, 1974, and recorded in the RMC Office for Greenville County in Plat Book 4-X at page 85, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Olde Orchard Lane at the joint front corner of Lots Number 174 and 175 and running thence with the Northern side of Olde Orchard Lane S 73-02 W 64.67 feet to an iron pin at intersection of Olde Orchard Lane and Hitching Post Lane; thence with the curvature of said intersection the cord of which is N 64-00 W 38.50 feet to an iron pin on the Eastern side of Hitching Post Lane; thence with Eastern side of Hitching Post Lane N 24-12 W 99.56 feet to an iron pin; thence continuing with the Eastern side of Hitching Post Lane N 19-56 W 40.95 feet to an iron pin at the joint rear corner of Lots Number 175 and 169 and running thence with the rear lines of Lots Number 160 and 161 N 77-55 E 104.83 feet to an iron pin at joint rear corner of Lots Number 174 and 175; thence with joint line of said Lots S 18-02 E 156.93 feet to the point of beginning.

BEING a portion of the same property conveyed to the Grantee by the Southland Properties, Inc., by deed recorded on August 22, 1977, in Deed Volume 1963, at Page 193.

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which has the address of 5 Hitchingpost Lane, 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 seized 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.

