



MORTGAGE

BOOK 1555 PAGE 396

THIS MORTGAGE is made this 1st day of October 1981, between the Mortgagor, Jesse Earl Nixon

(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 Nineteen thousand, eight hundred, twenty-five and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 1, 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 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 lot of land in the County of Greenville, State of South Carolina, near the City of Greenville, being known and designated as Lot No. 167 on revised Map No. 5 of Sans Souci Heights recorded in the R.M.C. Office for Greenville County in Plat Book BB, Pages 90-91 and having, according to a survey made April, 1956, by R. W. Dalton, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Langston Drive, the front joint corner of Lots 166 and 167; thence with the joint line of said Lot N. 22-49 W., 197.2 feet to an iron pin, corner of Lot No. 142; thence with the line of said lot S. 68-54 W., 70 feet to an iron pin corner of Lot No. 168; thence with the said Lot S. 22-49 E., 186.4 feet to an iron pin on the northwesterly side of Langston Drive; thence with the northwesterly side of said Langston Drive N. 77-44 E., 70.8 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Mildred Batson Nixon recorded in the R.M.C. Office for Greenville County on December 6, 1977, in Deed Book 1069, Page 683.

which has the address of 204 Langston Drive Greenville, SC 29609 (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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