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S. C.

MORTGAGE

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THIS MORTGAGE is made this 17th day of December 1981, between the Mortgagor, Edmund O. Schaefer, III and Glenda A. Schaefer (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 Forty Thousand One Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 17, 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 December 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 piece, parcel or lot of land, containing 4.43 acres more or less, situate, lying and being on the northern side of Carol Road, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 3 on a plat entitled "Survey for T. R. Hughes", prepared by Carolina Surveying Co., dated May 19, 1972, and having, according to a more recent plat entitled "Property of Edmund O. Schaefer, III and Glenda A. Schaefer", prepared by Jones Engineering Service, dated December 4, 1981, recorded in the RMC Office for Greenville County, in Plat Book 8-X, at page 18, the following metes and bounds:

BEGINNING at a nail and cap in the center of Carol Road at the joint front corner of Lots Nos. 3 and 4, and running thence with the line of Lot No. 4 N. 27-09 E. 276.2 feet to an iron pin in the line of Lot No. 5; thence with the line of Lot No. 5 N. 17-43 E. 125 feet to a point in the center of creek; thence turning and running S. 78-22 E. 322.6 feet to an iron pin; thence S. 24-12 E. 233 feet to an iron pin in the line of Lot No. 2; thence with the line of Lot No. 2 S. 38-38 W. 361.8 feet to a nail and cap in the center of Carol Road; thence with the center of Carol Road N. 56-07 W. 206.5 feet to a nail and cap; thence continuing with the center of Carol Road N. 65-46 W. 195.47 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Harmon F. Patrick and Elizabeth J. Patrick, dated December 17, 1981, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1159, at page 616, on December 17, 1981.

Together with an easement over adjacent property of Harmon F. Patrick and Elizabeth J. Patrick for the continued location, use and maintenance of the septic tank and tile field to the extent, if any, that said septic tank and tile field as presently located, encroach upon the adjacent property of Harmon F. Patrick and Elizabeth J. Patrick.

which has the address of Rt. 6, Carol Road, Piedmont, S. C. (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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