

FILED 00.S.C.

MORTGAGE

FEB 20 10 09 PM '82

THIS MORTGAGE is made this 10th day of February 1982 between the Mortgagor, Kenneth M. Ham and Debra M. Ham (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").

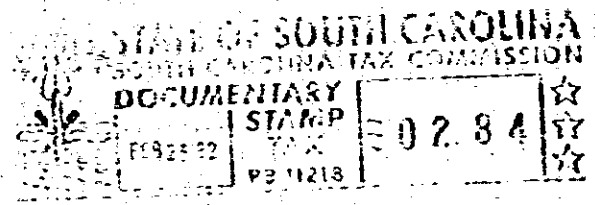
WHEREAS, Borrower is indebted to Lender in the principal sum of seven thousand sixty two and 24/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 10, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 2, 1987

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 situate, lying and being at the northeastern corner of the intersection of Forrester Drive and Lanewood Drive in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 9 on a plat of Pine Forest, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQ, at pages 106 and 107, and having, according to said plat and a more recent plat entitled "Property of Kenneth M. Ham and Deborah M. Ham", prepared by Freeland & Associates, dated February 24, 1982, the following metes and bounds:

BEGINNING at an iron pin on the eastern side of Forrester Drive at the joint front corner of Lots 9 and 10, and running thence with the line of Lot No. 10, N. 86-32 E. 175 feet to an iron pin in the line of Lot No. 12; thence with the line of Lot No. 12 S. 4-38 E. 102.1 feet to an iron pin on the northern side of Lanewood Drive; thence with the northern side of Lanewood Drive S. 89-39 W. 39.2 feet to an iron pin; thence S. 86-32 W. 110.8 feet to an iron pin at the intersection of Lanewood Drive and Forrester Drive; thence with the curve of the intersection of Lanewood Drive and Forrester Drive, the chord of which is N. 49-03 W. 35.7 feet to an iron pin on the eastern side of Forrester Drive; thence with the eastern side of Forrester Drive N. 4-38 W. 75 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of E. A. McDonald, Jr., dated February 26, 1982, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1162 at page 978, on February 26, 1982.



which has the address of 9 Lanewood Drive, Mauldin, South Carolina 29662 (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.

2 FEB 26 1982 334

0583

4328 RV-2