

MORTGAGE

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THIS MORTGAGE made this 26th day of February 1982 between the Mortgagor, Ralph Buchanan and Ruth Buchanan (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").

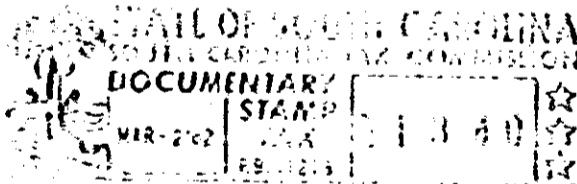
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-three Thousand Five Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 26, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2012

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: being shown and designated as Lot No. 25, Hampshire Hills, as shown on plat thereof, which plat is of record in the RMC Office for Greenville County, South Carolina, in Plat Book 4-R at page 44, and Plat Book 8-V, Page 100, having, according to said plats, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Laconia Drive, at the joint front corner of Lots 24 and 25, and running thence with line of said lots S. 23-26 E. 215 feet; thence N. 66-34 E. 120 feet; thence N. 23-26 W. 190 feet to a point on turn around; thence with curve of turn around, the chord of which is N. 86-52 W. 55.9 feet to point on laconia Drive; thence with Laconia Drive S. 66-34 W. 70 feet to point of beginning.

THIS conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat or on the premises.

THIS being the same property conveyed to the mortgagors herein by deed of John S. Sizemore, Jr., et. al. dated February 26, 1982, and recorded in the RMC Office for Greenville County at Deed Book 1163, Page 232.



which has the address of Route 4, Box 656-A (Lot 25) Laconia Drive, Travelers Rest, South Carolina 29690 (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.

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