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S. C.
JUL 23 PM '82
ASLEY

MORTGAGE

THIS MORTGAGE is made this 23rd day of July, 1982, between the Mortgagor, Peter J. Hickey and Katie M. Roy (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

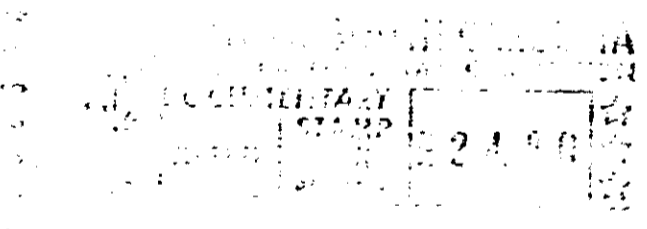
WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY-TWO THOUSAND AND NO/100 (62,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 23, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2002;

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 in the State of South Carolina, County of Greenville, near the Town of Fountain Inn, on the southern side of Jenkins Bridge Road, being known and designated as the "Property of Peter J. Hickey and Katie M. Roy" on a plat by Freeland and Associates, Engineers, dated July 20, 1982, recorded in Plat Book 9C at Page 87, R.M.C. Office for Greenville County, S. C., and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Jenkins Bridge Road (Road S-23-651), approximately 699 feet from Babbtown Road, and running thence S. 15-39 E. 220 feet to an iron pin; thence S. 69-02 W. 120.52 feet to an iron pin; thence with the center line of a branch, S. 50-33 W. 131.15 feet to an iron pin; thence N. 15-39 W. 284.09 feet to an iron pin on the southern side of Jenkins Bridge Road; thence with the edge of said Jenkins Bridge Road, N. 73-47 E. 240 feet to an iron pin, the point of beginning.

This is the same property conveyed to mortgagors by deed of Jessie William Richey, et al., recorded July 23, 1982 with the R.M.C. Office for Greenville County, S. C.



which has the address of Route 1, Jenkins Bridge Road, Fountain Inn, South Carolina 29644 (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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