

MORTGAGE

GR: FILED
 DEC 21 1 30 PM '82
 S. C.

THIS MORTGAGE was made this 20th day of December 1982, between the Mortgagor, Carl J. Huenner and Earlene R. Huenner (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").

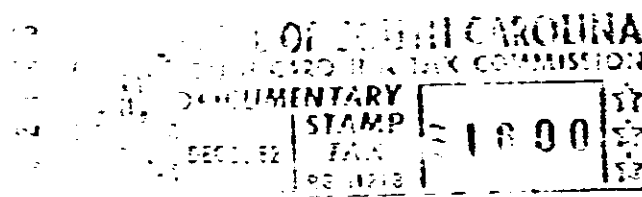
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand and No/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 20, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2013.

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, together with all improvements thereon, located in Greenville County, South Carolina, being known and designated as Lot No. 122 as shown on a plat of Dove Tree Subdivision made by Piedmont Engineers and Architects, surveyors, recorded in the RMC office for Greenville County, S. C. in Plat Book 4X, at Page 21, and having, the following metes and bounds:

BEGINNING at a point on the northern side of Bramble Court and running thence with the joint line of Lots Nos. 122 and 123, N. 16-38 W. 162.9 feet to a point; thence N. 47-30 E. 65 feet to a point; thence N. 56-37 E. 32.6 feet to the joint rear corner of Lots Nos. 119, 122 and 147; thence S. 76-04 E. 87 feet to a point, the joint corner of Lots Nos. 119, 120 and 122; thence S. 13-51 W. 250 feet to a point on the northern side of Bramble Court; thence with the cul-de-sac of Bramble Court, N. 76-04 W. 10 feet; thence N. 27-14 W. 30 feet; thence N. 65-13 W. 35 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Nancy B. Odom, dated December 20, 1982, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1177, at Page 232, on December 20, 1982.



which has the address of 4 Bramble Court, Greenville, 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 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.

0545

4328 RV-21