

MORTGAGE

THIS MORTGAGE is made this eighteenth day of November 1982, between the Mortgagor, B. Wallace Littlejohn and Gloria K. Littlejohn (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-four thousand, eight hundred and six and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated NOV. 18, 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 14, 1993

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:

This being the same property conveyed to B. Wallace Littlejohn and Gloria K. Littlejohn by deed from R. W. Montgomery recorded in the R.M.C. Office for Greenville County, South Carolina on November 5, 1973 in Deed Book 987 on page 590 and dated November 2, 1973.

All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in the city of Mauldin, being known and designated as Lot No. 52 of Forrester Woods Subdivision, Section I, according to a plat prepared by R. B. Bruce dated March 14, 1973 and recorded in the R.M.C. Office for Greenville County in Plat Book 4 N at Page 78 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Boulder Road, joint front corner of Lots Nos. 52 and 53 and continuing in a northerly direction, N. 27-36 E. 110 feet to a point at the joint front corner of Lots Nos. 49 and 52; thence turning and running S. 62-24 E. 140 feet to a point; joint rear corner of Lots Nos. 49, 50, 51 and 52; thence S. 27-36 W. 110 feet to a point at the joint rear corner of Lots Nos. 51, 52, 53 and 54; thence turning and running N. 62-24 W. 140 feet to the point of beginning; being the same property conveyed to grantor by YBH Development Co., Inc., now YB Developers, Inc. by its deed dated January 30, 1973 and recorded in the R.M.C. Office for Greenville County in Deed Vol. 966 at Page 466. -799-M 9.1-1-65

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat or on the premises.

which has the address of Rt. 10 Boulder Road Greenville (Street) (City), South Carolina 29607. (herein "Property Address"); (State and Zip Code)

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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