



MORTGAGE

BOOK 1568 PAGE 535

THIS MORTGAGE is made this 25th day of March 1982 between the Mortgagor, Gregory A. and Suzanne S. Strout (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 fifteen thousand, four hundred and twenty-nine and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 25, 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 May 15, 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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina being shown and designated as Lot 157 on a plat of Powderhorn, Section 3, recorded in the RMC Office for Greenville County in Plat Book 7 C, Page 4 and having according to said plat the following metes and bounds, to wit:

Beginning at a point on the southern side of Manassas Drive at the joint front corner of Lots 156 and 157 and running thence with the common line of said lots, S. 17-18 W. 131 feet to a point; thence S. 79-47 E. 86.85 feet to a point; thence N. 77-56 E. 28.7 feet to a point at joint rear corner of Lots 157 and 158; thence along the common line of said lots, N. 2-22 W. 125.5 feet to a point on the southern side of Manassas Drive; thence along the southern side of said Drive N. 82-32 W. 70 feet to the point of beginning.

This property is a part of that conveyed to the grantor herein by deed of The Kenyon Piece Dye Works, Inc. recorded 10/16/72 in the RMC Office for Greenville County in Deed Book 958, Page 27.

This conveyance is made subject to all easements, rights of way and restrictions appearing of record or on the premises as may be applicable to the above described property as well as to applicable zoning laws and ordinances, if any.

This being the same property conveyed to Gregory A. and Suzanne S. Strout by deed from American Service Corporation of South Carolina recorded in the R.M.C. Office for Greenville County, South Carolina on May 14, 1980 in Deed Book 1125 on Page 808 and Dated May 13, 1980.

which has the address of 210 Manassas Drive, Simpsonville, South Carolina 29681 (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.

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