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MAY 20 2 41 PM '82
DONNA TANKERSLEY
A.M.C.

BOOK 1571 PAGE 26

MORTGAGE

THIS MORTGAGE is made this 25th day of May 1982, between the Mortgagor, ERNEST R. SILER and JENNIE D. SILER (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 FIFTY FIVE THOUSAND and No/100 (\$55,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 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 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:

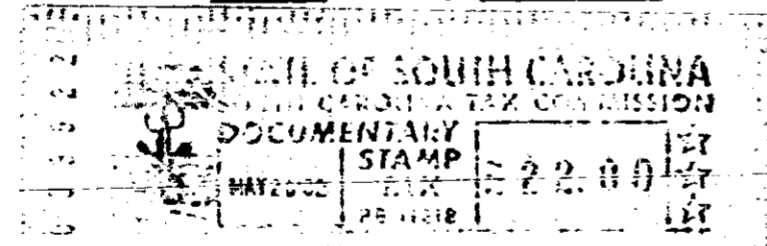
ALL that lot of land situate on the southwestern side of Yorktown Drive and the southeastern side of Chicamaugua Lane, in the County of Greenville, State of South Carolina, in the City of Simpsonville, being shown as Lot No. 82 on a plat of POWDERHORN SUBDIVISION, Section 2, dated September 20, 1977, prepared by C. O. Riddle, recorded in Plat Book 6-H at Page 49, in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Yorktown Drive at the joint front corner of Lot 82 and 83, and running thence with Lot 83, S. 43-57 W. 145 feet to an iron pin at the joint rear corner of Lots 82 and 83; thence N. 60-00 W. 118.32 feet to an iron pin on Chicamaugua Lane; thence with Chicamaugua Lane, the following courses and distances: N. 40-27 E. 61 feet; N. 59-35 E. 100 feet; and S. 81-25 E. 36.95 feet to an iron pin on the southwestern side of Yorktown Drive; thence with Yorktown Drive, S. 39-23 E. 49.9 feet to an iron pin; thence still with Yorktown Drive, S. 49-02 E. 12 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Paul Magee and Marta Magee, dated May 25, 1982, and recorded simultaneously herewith.

The above described property is also depicted on a more recent plat by Freeland & Associates entitled "Property of Ernest R. Siler and Jennie D. Siler", dated May 20, 1982, and recorded in Greenville County Plat Book 9-B at Page 63.

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which has the address of 102 YORKTOWN DRIVE, Simpsonville, South Carolina 29681 (herein "Property Address");

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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".

5.0001

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.

