

MAY 26 4 19 PM '82

MORTGAGE

DONNIE ASPERSLEY

THIS MORTGAGE is made this 26th day of May 1982, between the Mortgagor William J. Magrini and Patricia F. Magrini (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-four thousand and no/100ths (\$64,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 26, 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 June 1, 2007.

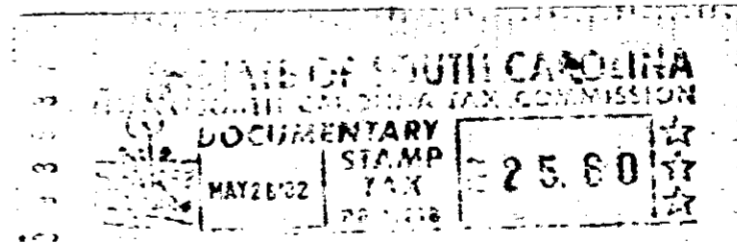
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with the buildings and improvements thereon, lying and being on the northwesterly side of East Woodburn Drive, near the City of Greenville, SC being known and designated as Lot No. 34 on plat entitled "Seven Oaks" as recorded in the RMC Office for Greenville County, SC, in Plat Book 4R at page 6, and being described more particularly according to a more recent plat of William J. Magrini and Patricia F. Magrini prepared by Freeland and Associates dated May 24, 1982, to wit:

BEGINNING at an iron pin on the northeasterly side of East Woodburn Drive, said pin being the joint front corner of Lots 33 and 34 and running thence with the northeasterly side of East Woodburn Drive N 17-27 W 80 feet to an iron pin, joint front corner of Lots 34 and 35, thence with the common line of said lots N 65-29 E, 166.9 feet to an iron pin, the joint rear corner of Lots 34 and 35; thence S 33-12 E, 100.7 feet to an iron pin; thence S 28-59 E, 28 feet to an iron pin, the joint rear corner of Lots 33 and 24; thence with the common line of said lots S 79-24 W, 200.3 feet to an iron pin, the point of beginning.

DERIVATION: Deed of James A. Wingate and Ann B. Wingate recorded May , 1982 in Deed Book 1167 at page 557.

DERIVATION:



which has the address of 121 E. Woodburn Drive, Taylors, South Carolina 29687 (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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