

LONG, BLACK & GASTON

MORTGAGE

1571 259

FILED
GREENVILLE S.C.
MAY 28 1 39 PM '82

THIS MORTGAGE is made this 28th day of May 1982, between the Mortgagor, JOHN THOMAS ADAMS AND SHIRLEY L. ADAMS (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").

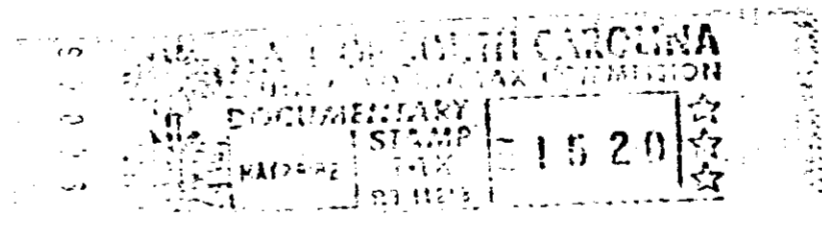
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY EIGHT THOUSAND DOLLARS AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 28, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 ceratin piece, parcel or lot of land in Austin township, Greenville County, State of South Carolina, within the corporate limits of the City of Mauldin, and being known and designated as Lot Number 53 of a subdivision known as Glendale III, a plat of which is of record in the RMC Office for Greenville County in Plat Book 4R at Pages 83 and 84, and having, according to a more recent survey prepared by Freeland and Associates, dated May 27, 1982, entitled "Property of John Thomas Adams and Shirley L. Adams, the following metes and bounds, to-wit:

BEGINNING at a point on the Southwestern side of Fargo Street at the joint front corner of Lot 52 and 53 and running thence with the Southwestern side of Fargo Street N. 27-31 W. 39 feet to a point; thence continuing with the Southwestern side of Fargo Street N. 23-56 W. 52.3 feet to a point; thence still continuing with the Southwestern side of Fargo Street N. 24-28 W. 8 feet to a point at the joint front corner of Lots 53 and 54; thence S. 64-20 W. 165 feet to a point at the joint rear corner of Lots 53 and 54; thence S. 5-33 E. 90.4 feet to a point; thence S. 32-30 E. 39.7 feet to a point at the joint rear corner of Lots 52 and 53; thence N. 56-33 E. 192.6 feet to a point on the Southwestern side of Fargo Street at the point of BEGINNING.

THIS is the same property conveyed to the Mortgagor's herein by deed of Wayne P. Webb and Lelda Ann Webb, dated May 28, 1982, and recorded simultaneously herewith.



which has the address of 932. Fargo. Street, Mauldin, South Carolina (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.

6CTO --- 1 MY2882 301 4.0001

