

1982

1571 PAGE 855

MORTGAGE

THIS MORTGAGE is made this 4th day of June, 1982, between the Mortgagor, James L. Eanes and Shirley C. Eanes

(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").

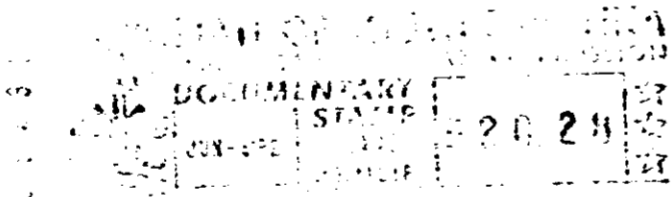
WHEREAS, Borrower is indebted to Lender in the principal sum of (\$50,700.00) Fifty Thousand Seven Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 4, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 in the State of South Carolina, County of Greenville, being shown and designated as Lot Number 19 on plat of Holly Springs Subdivision, Section No. 1, as recorded in Plat Book 4-N at Page 5 of the R.M.C. Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Blackgum Court, joint corner of Lots 19 and 20; running thence with the joint line of said lots, N. 61-23 W. 186.5 feet to an iron pin; thence, N. 13-16 W. 104.4 feet to an iron pin at the joint rear corner of Lots 18 and 19; thence S. 84-02 E. 149.1 feet to an iron pin at a cemetery; thence running around said cemetery, S. 38-13 W. 56.6 feet to a point and S. 53-30 E. 108 feet to a point on the western side of Blackgum Court; thence, S. 42-06 W. 90 feet to the point of beginning.

This being the same deed conveyed to the Mortgagors by deed of Christine L. Pagragan dated June 4, 1982 and recorded in the R.M.C. Office for Greenville County, South Carolina on June 4, 1982, Deed Book 1168 at Page 54.



which has the address of 106 Blackgum Court, Mauldin (Street) (City) South Carolina 29662 (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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