



MORTGAGE

BOOK 1571 PAGE 954

THIS MORTGAGE is made this 7th day of May between the Mortgagor, Robert B. Hellams (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 Nineteen thousand, three hundred, forty-nine and 28/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 7, 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 5/15/88

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 in the County of Greenville, State of South Carolina, in Gantt Township, shwon as Lot 35 on plat of Conestee, which plat is recorded in the R.M.C. Office for Greenville County in plat book K at page 276, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Main Street, at the joint front corner of Lots 34 and 35, and running thence with the line of said lots, S. 48-10 E, 160 feet to an iron pin; thence along the rear of Lot 49, S. 41-13 W. 115 feet to an iron pin at the joint rear corner of Lots 35 and 36; thence with the joint line of said lots, N. 48-10 W., 161.9 feet to an iron pin on the southeastern side of Main Street; thence with the side of said street, N. 42-16 E., 115 feet to the point of beginning.

This is that same property conveyed by deed of Ethel M. Fisher to Robert B. Hellams dated 11/23/62, recorded 11/24/62, in Deed Book 711, at Page 270, in the R.M.C. Office for Greenville County, SC.

which has the address of 7 Main St. Conestee SC 29636 (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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