



# MORTGAGE

THIS MORTGAGE is made this 24th day of MARCH 1981 between the Mortgagor, MARK A. WHITE AND DIANE S. WHITE (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTEEN THOUSAND THREE HUNDRED FORTY-FIVE AND 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated MARCH 24, 1981 (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, 1986

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 with the buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the eastern side of Mallory Street, being shown as Lot No. 42 on plat of Holmes Acres, made by Dalton & Neves, Engineers, Gebruary, 1951, recorded in the RMC Office for Greenville County, SC in Plat Book 2, Page 1, and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the East side of Mallory Street at the joint front corner of Lots 41 and 42, and running thence with the line of Lot 41, S. 79-12 E. 150 feet to an iron pin; thence S. 10-48 W. 80 feet to an iron pin; thence with the line of Lot 43, N. 79-12 W., 150 feet to an iron pin on the East side Mullory Street; thence along the East side of Mullory Street, N. 10-48 E., 80 feet to the beginning corner.

The property above described is conveyed subject to all restrictive covenants, setback lines, rights-of-way and easements of public record and appearing on recorded plat (s).

This is the same property conveyed to the grantors herein by deed of Rudolph Wayman Owinn and Elizabeth C. Owinn by deed dated November 30, 1929, recorded in the RMC Office for Greenville County on November 30, 1929 in deed book 639, at page 167.

This is the same property conveyed by deed of Charles L. Holley and Violet P. Holley, dated and recorded 7/16/79, in volume 1186, page 786 of the RMC Office for Greenville County, SC.

which has the address of 9 MALLORY STREET GREENVILLE (Street) (City) SC 29609 (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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