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MORTGAGE

THIS MORTGAGE is made this 15th day of June 1981, between the Mortgagor, David William Potts and Patricia H. Potts (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").

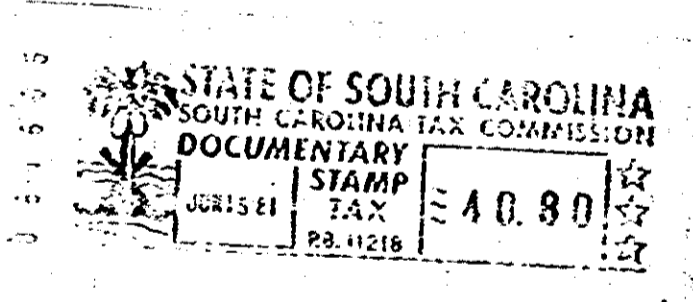
WHEREAS, Borrower is indebted to Lender in the principal sum of ONE HUNDRED TWO THOUSAND AND NO/100 (\$102,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 2011 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2011

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 improvements thereon, situate on the western side of Port Royal Drive, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 41 as shown on a plat of PELHAM ESTATES, Section II, recorded in the RMC Office for Greenville County in Plat Book PPP at page 119, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Port Royal Drive at the joint front corner of Lots No. 40 and 41 and running thence with the line of Lot No. 40, N. 69-52 W., 198.2 feet to an iron pin; thence with the rear line of Lot No. 38, S. 19-53 W., 170.07 feet to an iron pin at the joint rear corner of Lots No. 41 and 42; thence with the line of Lot No. 42, S. 70-10 E., 192 feet to an iron pin on the western side of Port Royal Drive; thence with the western side of Port Royal Drive, N. 22-30 E., 65 feet to an iron pin; thence continuing with the western side of said Port Royal Drive, N. 21-37 E., 105 feet to the point of beginning.

DERIVATION: Deed of Norman A. Culbertson and Sandra A. Culbertson recorded in the RMC Office for Greenville County on June 15, 1981 in Deed Book 1149 at page 944.



which has the address of 105 Port Royal Drive Greenville (Street) (City) South Carolina 29615 (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 seized 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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