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MORTGAGE

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THIS MORTGAGE is made this 10th day of June 1981, between the Mortgagor, Terry S. Allen (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 Four Hundred Three Dollars and Forty Cents Dollars, which indebtedness is evidenced by Borrower's note dated June 10, 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 June 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 piece, parcel, or lot of land, on the eastern side of Allen Road and being shown as a 3.8 acre tract of land on a plat entitled, "Property of Ella Louise Allen", prepared by Williams & Plumblee, Inc. dated May 20, 1981, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the right of way of Allen Road and running thence with said road, N. 67-15 E. 68.1 feet to a nail and cap; thence running still with said road, N. 76-46 E. 73.5 feet to a nail and cap; thence still with said road, N. 82-03 E. 129.3 feet to a nail and cap; thence turning and running with the line of property to be deeded to Beauford Anthony Allen, S. 32-35 E. 520.1 feet to an iron pin; thence turning and running S. 45-01 W. 283.5 feet to an iron pin; thence turning and running with the line of property to be deeded to William F. Allen, N. 31-25 W. 675.0 feet to a nail and cap, the point and place of beginning.

The Grantor herein reserves all timber rights in and to the above described property, that is the cutting and removing of any and all timber she desires

Derivation: This is the same property conveyed by Ella Louise Allen by deed dated 6/9/81 recorded 6/10/81 in volume no. 1149 at page no. 651

which has the address of Route # 3, Allen Road, Travelers Rest, 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.

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