



MORTGAGE

BOOK 1545 PAGE 661

THIS MORTGAGE is made this 17 day of June, 1981, between the Mortgagor, Clarence W. Lockhart and Lorraine E. Lockhart (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 Nineteen Thousand, Six Hundred and sixty-eight Dollars and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 17, 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 August 1, 1991.

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 situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township on the eastern side of Beatrice Street, being shown and designated as Lot No. 31 on plat of Map I of Camilla Park recorded in the RMC Office for Greenville County in Plat Book G at Page 225 and having the following metes and bounds, to-wit:

BEGINNING at a point on Beatrice Street at the joint front corner of Lots Nos. 30 and 31 running with said street N. 29-58 W. 70.0 feet to a point; thence running N. 65-30 E. 217.1 feet to a point; thence running S. 21-27 E. 78.5 feet to a point; thence running S. 67-48 W. 206.4 feet to the point of beginning.

THIS conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of record and/or actually existing on the ground affecting the above described property.

Derivation: Deed Book 1091, Page 859 - Charles C. Garrett 11/14/78.

This is the same property conveyed by deed of David E. Parham and Carolyn L. Parham, dated 1/24/80 and recorded 1/24/80 in the RMC Office for Greenville County in Volume 1119, at Page 499.

which has the address of 101 Beatrice St., Greenville, S.C. 29611 (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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