



MORTGAGE

BOOK 1547 PAGE 643

THIS MORTGAGE is made this 30 day of June 1981, between the Mortgagor, W. David Sherwood and Eyvonne C. Sherwood (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 nine thousand, two hundred, twenty six dollars and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 30, 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, 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 in the County of Greenville, State of South Carolina in Butler Township containing 2.0 acres, more or less and being known and designated as the western one-half of Lot No. 7 of Rolling Green Real Estate Co. as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book "XX" at page 33 and having the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Rolling Green Circle at the joint front corner of Lots Nos. 6 and 7 and running thence along the line of Lot No. 6 N. 1-15 E. 434 feet to an iron pin; thence S. 86-15 E. 200 feet to a point in the center of the rear line of Lot No. 7; thence in a new line through the center of Lot No. 7 S. 1-15 W. 435 feet, more or less to a point on the northern side of Rolling Green Circle; thence along the northern side of Rolling Green Circle N. 86 W. 200 feet to an iron pin, the point of beginning.

This is part of that same property conveyed to the grantor by deed of C. H. Stevens, as Trustee dated June 12, 1967 and recorded in the RMC Office for Greenville County.

This conveyance is made subject to restrictions, easements and rightsof way appearing on record in the RMC Office for Greenville County.

This is the same property conveyed by deed of Cecil C. Brown, dated 6/16/67, recorded 6/19/67 in volume 822, page 54 of the RMC Office for Greenville County, SC.

which has the address of Rt. 2, Box 95A, 216 Briarcliff, Dr. Greenville SC 29607 (Street) (City) (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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