



14911

# MORTGAGE

BOOK 1548 PAGE 134

THIS MORTGAGE is made this 13th day of July 1981, between the Mortgagor, Dale F. Black and Judith E. Black (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 Fourteen Thousand Two Hundred Eighteen Dollars & sixty eight cents Dollars, which indebtedness is evidenced by Borrower's note dated July 13, 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 July 14, 1988 or before

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 \_\_\_\_\_, State of South Carolina: all that piece, parcel or lot of land situate in the Sate of South Carolina, County of Greenville at the intersection of Brook Bend Court and Brook Road, being known and designated as Lot No. 43 as shown on a Plat of Holly Springs, Section I, made by Piedmont Engineers and Architects, February 23, 1971 and recorded in the RMC Office for Greenville County, in Plat Book 4-N, at Page 5, and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Brook Bend Court, at the joint front corner of Lots 42 and 43, and running along the common line of said Lots S 80-30 E 160 feet to an iron pin; thence running N. 3-21 E 121.4 feet to an iron pin on the southern side of Brook Bend Road; thence with the line of said Brook Bend Road N 86-09 W 115.0 feet to an iron pin at the southeastern corner of the intersection of Brook Bend Court and Brook Bend Road; thence with the curve of said intersection, the chord of which is S 49-22 W 35.1 feet to an iron pin on the western side of Brook Bend Court; thence with the line of said Brook Bend Court S 4-30 W 50.0 feet to an iron pin; thence continuing with the line of said Brook Bend Court S 9-30 W 30.0 feet to the point of beginning.

This conveyance is made subject to such easements, rights of ways and restriction of record or as appear on the premises.

This is the same property conveyed to the Grantor herein by deed recorded in the RMC Office for Greenville County, in Deed Book 933 at Page 244.

This is the same property conveyed by Grantor A. Y. Rosamond by Deed Book 938 at Page 449 dated and recorded March 17, 1972 in the RMC Office at Greenville County.

which has the address of 124 Brookbend Road, Mauldin, SC 29662 (Street) (City) (State and Zip Code) (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.

0134

4328 RV-2