



MORTGAGE

THIS MORTGAGE is made this 4th day of September, 1981, between the Mortgagor, Jesse H. Pryor and Edna M. Pryor (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 Six thousand, six hundred eighty four and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 15, 1986, providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 15, 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, situate, lying and being on the eastern side of Mark Drive near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. Thirty Nine (39), Sec. D, as shown on a plat of Riley Estates prepared by Webb Surveying & Mapping Co., dated July, 1964, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "BBB" at Page 13, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Mark Drive at the joint corner of Lot No's. 38 and 39, and running thence with the line of Lot No. 38 S. 64-08E. 130 feet to an iron pin; thence with the rear line of Lot No. 37 N. 27-33E. 122.1 feet to an iron pin at the joint rear corner of Lots Nos. 39 and 40; thence with the line of Lot No. 40 N. 64-00 W. 159.5 feet to an iron pin on the eastern side of Mark Drive; thence with the eastern side of Mark Drive S. 14-00 W. 62 feet to an iron pin; thence continuing with eastern side of Mark Drive S. 16-23 W. 63 feet to the point of beginning.

The grantees herein assume and agree to pay that certain mortgage in favor of Carolina Federal Savings & Loan Association in the original sum of \$15,000.00. recorded in the RMC Office for Greenville County in Mortgage Book 1030 at page 476.

This is the same property conveyed by Deed of Wesley M. Rose unto Jesse H. Pryor and Edna M. Pryor, dated July 1, 1966 recorded July 6, 1966, in the RMC Office for Greenville County, volume 801 page 430.

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which has the address of 117 Mark Drive Greenville South Carolina 29611 (herein "Property Address");
(Street) (City) (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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