



MORTGAGE

THIS MORTGAGE is made this 23rd day of September 19 81 between the Mortgagor, Cornelius Keeton (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, ninety-four and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 23, 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 October 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:

State of South Carolina: LOT NO. 1

All that piece, parcel or lot of land situate, lying and being in Cleveland Township, and being the Western portion of Lot No. 238 of Pioneer Park, plat of which is recorded in the RMC Office for Greenville County in Plat Book G page 82. Said lot herein conveyed has a frontage of 50 feet on River Way and on Saluda River, and fronts 50 feet on a 15 foot alley. The Western line of said lot is 120 feet and the Eastern line 110 feet, more or less.

LOT NO. 2

All that piece, parcel or lot of land in Cleveland Township, Greenville County, State of South Carolina, near the Geer Highway, on River Way part of Lot No. 238 of Pioneer Park property Northeast side 104 feet back to alley and North side 65 feet to iron pin back to river frontage of 50 feet on road as shown on a plat thereof recorded in Plat Book G, page 82, RMC Office for Greenville County and reference is hereby made to said plat for a more particular description of said lot by courses and distances.

This is the same property conveyed to Grantors herein by deed of James O. Childers and Ruth H. Childers, dated July 27, 1963, and recorded in the RMC Office for Greenville County, South Carolina in Deed book 728, page 337.

This is the same property conveyed by deed of Eugene J. Harper and Harriet Carson Harper, dated 2/17/70, recorded 2/19/70 in volume 884, page 539 of the RMC Office for Greenville County, SC.

which has the address of Starr Route, Cleveland, South Carolina 29635 (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.

GCTO ----- OC1281 047 4.0000

4328 RV-2