

MORTGAGE 800.1555 : 457

FILED GREENVILLE CO. S. C.

THIS MORTGAGE is made this 15th day of October 1981, between the Mortgagee, Willie S. McMillan, Jr. (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION (herein "Lender").

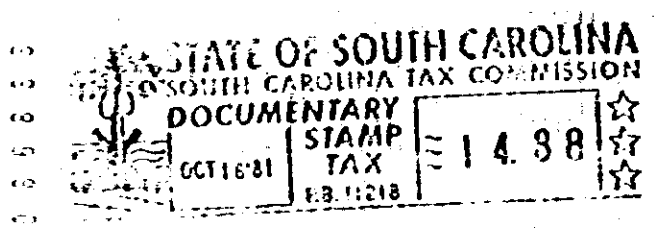
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-seven thousand two hundred (\$37,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 15, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2011.

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 certain piece, parcel, or lot of land, situate, lying and being on the northern side of Champlain Drive, Greenville County, South Carolina, being shown and designated as Lot 9 on a Plat of TERRE BONNE, recorded in the RMC Office for Greenville County in Plat Book QQ, at Page 125, and having, according to a more recent survey by Clifford C. Jones, dated October 14, 1981, entitled "Property of Willie S. McMillan, Jr.", the following metes and bounds:

BEGINNING at an iron pin on the northern side of Champlain Drive, joint front corner of Lots 8 and 9, and running thence with the common line of said Lots, N 04-45 E, 214.4 feet to an iron pin; thence S 76-13 E, 101.2 feet to an iron pin; thence S 04-45 W 198.5 feet to an iron pin on the northern side of Champlain Drive; thence with said Drive, N 85-15 W, 100 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Carroll F. Holmes, Jr., and Charlotte E. Holmes, dated October 15, 1981, to be recorded simultaneously herewith.



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which has the address of Route 1, Champlain Drive, Greenville, S. C. 29611 (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 seized 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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