

FILED
S.C.
NOV 13 PM '81
RMC
GREENVILLE

1557 356

MORTGAGE

THIS MORTGAGE is made this 9th day of November, 1981, between the Mortgagor, R. Steven Bethea and Patricia M. Bethea (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").

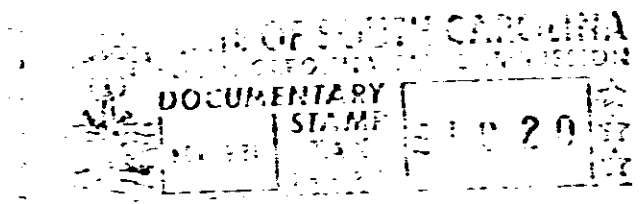
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Seven Thousand Nine Hundred Fifty & No/100 (\$47,950.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 9, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2006.

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, together with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 76 on plat of Dove Tree, said plat being dated September 18, 1972, revised March 29, 1973, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 4X, at Page 21, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on Dove Tree Road, joint front corner of Lots Nos. 76 and 77 and running thence, S. 4-54 W. 160 feet to an iron pin at rear corner of said lots; thence along the rear line of Lot No. 76, N. 86-54 W. 58.8 feet and N. 71-05 W. 90.0 feet to an iron pin at joint rear corner of Lots Nos. 76 and 75; thence with joint line of said lots, N. 15-40 E. 159.7 feet to an iron pin on Dove Tree Road; thence with said road, S. 74-13 E. 97.7 feet and S. 86-54 E. 20.3 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Madelyn C. Flynn dated November 9, 1981, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 153, at Page 45.



which has the address of 102 Dove Tree Road Greenville, S. C. (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 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.

0356

4328 RV.2