



MORTGAGE

THIS MORTGAGE is made this 14th day of December, 1981, between the Mortgagor, Larry M. Saxon and Peggy W. Saxon (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-Four-Hundred-Forty-One & 12/100ths Dollars, which indebtedness is evidenced by Borrower's note dated December 14, 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 August 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:

All that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, and, according to a plat prepared of said property by T. H. Walker, Jr., Reg. L.S., March 11, 1972, and recorded in the R.M. C. Office of Greenville County, South Carolina, in Plat Book 4Q, at page 46, having the following courses and distances, to-wit:

Beginning at a nail and cap in or near the center of Black's Drive, joint corner of property conveyed to James Rudy Wilson and running thence with said road, S. 83-45 E. 195 feet to a nail and cap in or near the center of said road; thence running with, the joint line of property owned by the Grantor herein, S. 3-19 E. 295.1 feet to an old iron pin; thence with the joint line of property conveyed to James Rudy Wilson, N. 2-48 W. 288.4 feet to a nail and cap in or near the center of Black's Drive, the point of beginning.

This being a portion of the property conveyed to the Grantor herein by that certain deed recorded in the R.M. C. Office for Greenville County, South Carolina, in Deed Book 765, at Page 581.

This is the same property conveyed subject to all easements, rights-of-way, conditions and restrictions of record.

This is the same property conveyed by Deed of Helen Smith Wilson, dated May 4, 1972, recorded May 4, 1972, in Volume 942 at Page 498 in the R.M.C. Office of Greenville County, South Carolina.

which has the address of Rt. #2, Black's Drive, Greenville, S.C. 29607,
(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 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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