

**MORTGAGE**

DEC 13 AM '81

THIS MORTGAGE was made this thirtieth (30th) day of December, 1981, between the Mortgagor, Robert C. Montana and Patricia J. Montana (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").

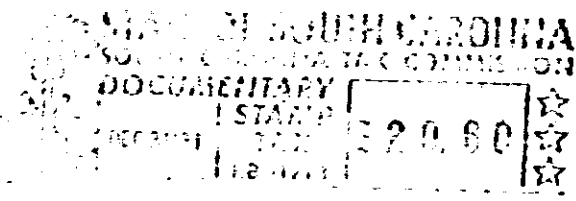
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-one thousand Five-hundred and no/100ths (\$51,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 30, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 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 piece, parcel or lot of land situate, lying and being at the southeastern corner of the intersection of Stonehedge Drive and Meadow Lane in the county of Greenville, State of South Carolina, being shown and designated as Lot No. 81 on Map No. 3 of Foxcroft, prepared by C. O. Riddle, dated September 15, 1969, recorded in Plat Book 4F at page 4 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the southern side of Meadow Lane at the joint front corner of Lots 81 and 82 and running thence along the southern side of said Lane S. 86-44 W. 132.5 feet to an iron pin on the southern side of said Lane at the intersection of Meadow Lane and Stonehedge Drives; thence S. 36-44 W. 32.9 feet to an iron pin on the eastern side of Stonehedge Drive; thence S. 06-49 E. 50 feet to an iron pin; thence continuing with said Drive S. 03-16 E. 84.9 feet to an iron pin at the joint corner of Lots 81 and 92; thence along the joint line of said lots N. 86-44 E. 150.6 feet to an iron pin at the joint rear corner of Lots 81 and 82; thence along the common line of said lots N. 03-16 W. 160 feet to an iron pin, the point of beginning.

This being the same as that conveyed to Robert C. Montana and Patricia J. Montana by deed of William M. Adams, Jr. and Barbara S. Adams being dated and recorded concurrently herewith.



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which has the address of 301 Stonehedge Drive, Greenville, S. C. 29615 (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.

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