



MORTGAGE

BOOK 1561 PAGE 762

THIS MORTGAGE is made this 4th day of January 1982, between the Mortgagor, Kaye A. Reynolds and Ruth S. McKeown

(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 Sixteen thousand, seven hundred, twelve and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated Jan. 4, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Jan. 15, 1987

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, with the buildings and improvements thereon, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the Southwesterly side of Longview Terrace, being known and designated as Lot No, 27 on plat of Forest Heights as recorded in the RMC Office for Greenville County, SC in plat book P, page 71, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southwesterly side of Longview Terrace, which iron pin is 135.8 feet in a Southeasterly direction from the curvature of East Faris Road and Longview Terrace, joint front corner of Lots 27, and 28; thence along the joint line of said lots, S. 64-30 W. 132.8 feet to an iron pin; thence along the rear line of Lots 1 and 2, S. 33-47 E. 128.2 feet to an iron pin, joint rear corner of Lots 26 and 27; thence along the joint line of said lots, N. 40-37 E. 153.1 feet to an iron pin in the line of Longview Terrace; thence along the Southwesterly side of Longview Terrace N. 47-0 W. 70 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Grantor herein by deed recorded in the RMC Office for Greenville County, SC in Deed book 759 page 537.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above-described property.

This is the same property conveyed by deed of James J. Gillivan, dated and recorded 4/7/76 in volume 1034 at page 137.

which has the address of 459 Longview Terrace, Greenville South Carolina 29605 (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.

CC TO JAN 19 1982 023

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