



MORTGAGE

1585 867

THIS MORTGAGE is made this 22nd day of February 1982, between the Mortgagor, G. Jan. Hinnen and Edith M. Hinnen (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 three thousand, one hundred ninety-nine and 68/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 22, 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 April 2, 1985

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 all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Austin Township, near Mauldin, S.C., known as Lot 6D of the revised plat of Sanford L. Lindsey, recorded in Plat Book X at page 5 and the revision recorded in Plat Book X, at page 4, and having, according to said revision, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Greenbriar Drive at the corner of Lot 6E, 131.8 feet northeast of the joint front corner of Lots 5 and 6 of the Lindsay property, and running thence S. 48-30 E. 380 feet to an iron pin; thence N. 34-12 E. 100.8 feet to an iron pin; thence along the line of Lot 6C, N. 48-30 W., 367.2 feet to an iron pin on the southeast side of Greenbriar Drive; thence S. 41-30 feet to the point of beginning. Being a portion of the same property conveyed to the grantor herein be deed of B.T. Bootle, dated July 20, 1972, recorded July 21, 1972, in the RMC Office for Greenville County in Deed Volume 949 at page 426.

This conveyance is made subject to the restrictive covenants, buildingsetback lines and rights-of-way and easements which may affect the abovedescribed property.

This is the same property conveyed by Martha B. Bootle dated December 2, 1977 and recorded December 5, 1977 in the RMC Office for Greenville County in Deed Volume 1069 on page 626.

which has the address of 221 GREENBRIAR DR. SIMPSONVILLE S.C. 29681 (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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