

MORTGAGE

THIS MORTGAGE is made this 8th day of April 1982, between the Mortgagor, Joseph E. Alderman and Susan B. Alderman (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").

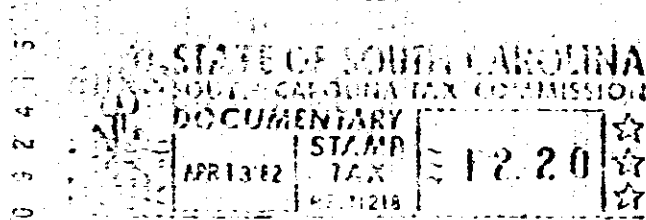
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand Five Hundred and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated April 8, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April, 2012;

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 located in the County of Greenville, State of South Carolina lying and being on Chestnut Ridge, being shown as Lots Nos. 19 and 20 on plat of property of J. E. Alderman, Jr., said plat being recorded in the RMC Office for Greenville County in Plat Book 5-0 at Page 24 and having, according to a more recent plat entitled "Property of Joseph E. Alderman, Jr. and Susan B. Alderman" by Freeland & Associates, dated April 8, 1982, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of Lots Nos. 18 and 19, said iron pin being on the northern edge of Chestnut Ridge and located 1,317 feet, more or less, from the intersection of Chestnut Ridge and Oak Ridge Avenue and running thence with Chestnut Ridge, the following courses and distances: N. 47-14 W. 73.7 feet; N. 51-21 W. 91.3 feet; N. 25-13 W. 40.7 feet; N. 26-14 E. 41.0 feet; N. 56-59 E. 89.9 feet; N. 75-02 E. 61.3 feet; S. 60-05 E. 60.1 feet; S. 45-44 E. 109.2 feet to a point in the corner of Lots Nos. 20 and 21; thence with the line of Lots Nos. 21 and 18 S. 45-12 W. 197.7 feet to an iron pin on the northern edge of Chestnut Ridge, the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of Vina Patrick McCauley, said deed being dated June 4, 1974 and recorded in the RMC Office for Greenville County in Deed Book 1000 at Page 491.



which has the address of Route 12, Chestnut Ridge, Greenville, SC 29609 (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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