



MORTGAGE

THIS MORTGAGE is made this 19th day of April 1982, between the Mortgagor, Terry E. Rosamond and Deborah Rosamond (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-three thousand, sixty-five and 03/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 19, 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 10/20/82

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 State of South Carolina, County of Greenville, Town of Mauldin, being known and designated as Lot Number Sixty-One (61) of a subdivision known as Forrester Moods, Section 3, as shown on plat thereof being recorded in the R.M.C. Office for Greenville County in Plat Book 4-R, at Page 51, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the Southern side of Cold Springs Road, joint front corner of Lots Nos. 61 and 62, and running thence with the joint line of said lots South 16° 56' West 165 feet to an iron pin; thence North 76° 01' West 100 feet, more or less, to an iron pin on the Eastern side of an unnamed street; thence with said street; North 16° 52' East 60 feet to an iron pin; thence continuing with said unnamed street, North 9° 34' East 116.9 feet to an iron pin as said unnamed street begins its intersection with Cold Springs Road; thence with the intersection of said unnamed street and Cold Springs Road, North 64° 30' East 28.7 feet to an iron pin on the Southern side of Cold Springs Road; thence with said road, South 60° 30' East 100 feet to the beginning corner,

This is that same property conveyed by deed of Herman Grady Kirven, Jr. and Diane A. Kirven to Terry E. Rosamond and Deborah Rosamond dated 9/15/78, recorded 9/18/78, in Volume 1088, at Page 11, in the R.M.C. Office for Greenville County, SC.

which has the address of 101 Rockbridge Rd., Greenville, SC 29607 (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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