



MORTGAGE

BOOK 1572 PAGE 358

THIS MORTGAGE is made this 14th day of May 1982 between the Mortgagor, Harold Griffin and Rose W. Griffin (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 Four thousand, eight hundred, forty four and 52/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 14, 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 May 15, 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 hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Southeastern die of Dunlap Drive, being shown and designated as Lot No. 10 on plat of Property of Lanco, Inc., dated October 1973, prepared by R. K. Campbell & Webb Surveying & Mapping Company, recorded in Plat Book RR at Page 199 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the southeastern side of Dunlap Drive at the joint front corner of Lots 9 and 10 and running thence along the common line of said lots S. 66-25 E. 130 feet to an iron pin, the joint rear corner or said lots; thence S. 23-35 W. 70 feet to an iron pin at the joint rear corner of Lots 10 and 11; thence along the common line of said lots N. 66-25 W. 130 feet to an iron pin at the joint front corner of said lots on the southeastern side of Dunlap Drive; thence along said drive N. 23-35 E. 70 feet to an iron pin, the point of beginning.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances, and restrictions or protective covenants that may appear of record or on the premises.

This is that same property conveyed by deed of Ward S. Stone to Harold Griffin and Rose W. Griffin, dated 10/25/77, recorded 11/1/77, in Volume 1067, at Page 667, in the R.M.C. office for Greenville County, SC.

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which has the address of 19 Dunlap Dr., Greenville, S.C. 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.

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