



MORTGAGE

THIS MORTGAGE is made this 18th day of June 1982 between the Mortgagor, David A. Bostic and Jennie D. Bostic (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, Two Hundred, Sixteen and 90/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 18, 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 Feb. 1, 1984.

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, in the Town of Simpsonville, Austin Township, at the northeastern corner of the intersection of Brentwood Way, with Ashley Oaks Drive, being shown and designated as Lot 29 on a plat of Brentwood, Section II, made by Piedmont Engineers and Architects, Surveyors, dated May 19, 1972, recorded in the RMC Office for Greenville County, S.C. in plat book 4R at page 5, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Ashley Oaks Drive, at the joint front corners of lots nos. 28 and 29 and running thence along the common line of said lots, N. 80-18 E., 185.2 feet to an iron pin; thence S. 6-58 E., 35.0 feet to an iron pin; thence along the line of lot no. 30, S. 6-25 W., 130.9 feet to an iron pin of Brentwood Way; thence along the northern side of Brentwood Way, S. 84-42 W., 126.4 feet to an iron pin; thence with the curve of the intersection of Brentwood Way and Ashley Oaks Drive, the chord of which is N. 47-25 W., 33.4 feet to an iron pin; thence to an iron pin; thence continuing with the curve of Ashley Oaks Drive, the chord of which is N. 15-32 W., 84.0 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the grantors by deed of Robert S. Templeton and Miriam Templeton, recorded on July 6, 1977 dated July 2, 1977, recorded in the RMC Office for Greenville County in deed book 1059 at page 999.

which has the address of 117 Ashley Oaks Drive, Simpsonville, SC 29681 (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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