

MORTGAGE

THIS MORTGAGE is made this 2nd day of August 1982, between the Mortgagor, Steven L. Heisler and Sharon L. Heisler (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

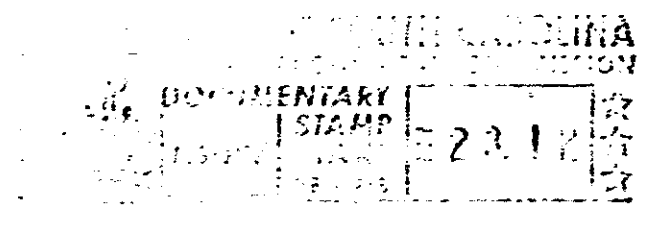
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-seven thousand seven hundred fifty and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated AUGUST 2, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2011;

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 the buildings and improvements thereon, lying and being on the northerly side of Crowndale Court, near the City of Greenville, South Carolina, being known and designated as Lot No. 155, on plat of Gray Fox Run, Section 2, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-C at Page 58, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Crowndale Court, said pin being the joint front corner of Lots Nos. 154 and 155, and running thence with the common line of said lots N 2-36 E, 205 feet to a point in the center of Cane Creek; thence with the center of Cain Creek as the line, the traverse line being N 31-54 E, 109.76 feet to an iron pin; thence continuing with Cain Creek as the line, the traverse line being S44-20 E, 56.50 feet to an iron pin at the joint rear corner of Lots Nos. 155 and 158; thence S 2-36 W, 262.10 feet to an iron pin on the northerly side of Crowndale Court; thence with the northerly side of Crowndale Court N 87-24 W, 95 feet to an iron pin, point of beginning.

DERIVATION: Deed of Edward R. Schauer and Pat M. Schauer recorded August 2, 1982 in Deed Book 1171 at page 130.



which has the address of 6 Crowndale Court, Taylors, South Carolina 29687 (Street) (City) (State and Zip Code) (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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