

S.C.

MORTGAGE

THIS MORTGAGE is made this 12th day of August, 1982, between the Mortgagor, Jimmie Dale Geyer and Eleanor Jane Geyer (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-Nine Thousand Nine Hundred Fifty and No/100 (\$59,950.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 12, 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 all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the Town of Fountain Inn, being shown and designated as Lot #60 of Quail Run Subdivision on a plat prepared by James R. Freeland, Registered Surveyor, on October 30, 1980, said plat being recorded in the RMC Office for Greenville County in Plat Book 7X at page 63, and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the Western edge of Quail Run Circle, joint corner with Lot #59 and running S. 88-38 W., 200 feet to an iron pin; thence turning and running S. 1-22 E., 110 feet to an iron pin; thence turning and running N. 88-38 E., 200 feet to an iron pin on the Western edge of Quail Run Circle; thence turning and running along said circle, N. 1-22 W., 110 feet to an iron pin, the point of beginning.

This is that property conveyed to Mortgagor by deed of James Dale Turner dated and filed concurrently herewith.

RECORDED
 AUG 13 1982
 GREENVILLE, S.C.
 STAMP 2400

which has the address of Lot 60, Quail Run Court Fountain Inn, South Carolina
 (Street) (City)
29644 (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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