



THIS MORTGAGE is made this 13th day of August 1982, between the Mortgagor, Roger A. Greene (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 twenty-two thousand fifteen & No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 13, 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 September 1, 1992

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 and Laurens, State of South Carolina:

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed, being known and designated as Lot No. 9, on plat of BENT TREE RANCHETTES, dated April 1973, prepared by J. L. Montgomery, III, R. L. S., and having according to said plat, the following metes and bounds, to wit:

BEGINNING at a nail and cap in the center of County Road and running thence S. 48-14 E., 724.4 feet to an iron pin and 12 inch pine; thence with the line of property now or formerly of Jones, S. 8-49 W., 414 feet, more or less to center of branch; thence with the center line of branch as the line in a general northwesterly direction to a point in center of County Road; thence with the center line of County road N. 14-14 E., 588.8 feet to the beginning corner, containing according to said plat 7.3 acres, more or less.

Being the same property conveyed to the mortgagor by deed of William H. Chapman, William F. Davis and Wade H. Shealy, dated April 21, 1977, and recorded in the RMC Office of Greenville County and the Clerk of Court's Office of Laurens County.

This mortgage is second and junior in lien to that of United Federal Savings & Loan Association (now a part of American Federal) recorded April 28, 1977, in Book 1396 at Page 8 in the RMC Office of Greenville and also recorded May 19, 1977, in Book 238 at Page 828 in the Clerk of Court's Office of Laurens County.

which has the address of 7.3 acres, Leopard Road, Fountain Inn, South Carolina 29644 (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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