



MORTGAGE

THIS MORTGAGE is made this 6th day of August 1982, between the Mortgagor, Almon O. Holland and Guydana K. Holland (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 Fifty Three Thousand Nine Hundred Fifty Five and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 6, 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, 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, State of South Carolina:

All that certain piece, parcel or lot of land, situate, lying and being on the eastern side of Lambourn Way in the County of Greenville, State of South Carolina, being shown and designated as Lot 70 on plat entitled Kingsgate by Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County in Plat Book WWW, at Page 44 and 45, reference to said plat being made for a complete and detailed description thereof, and having according to said plat the following mets and bounds, to-wit:

Beginning at a point on the eastern side of Lambourn Way at the joint front corner of Lots 70 and 72, and running thence along the common line of said Lots N. 73-28 E. 159.7 feet to a point in rear line of lot 71; thence running along the rear line of Lots 71 and 69 S. 13-39 E. 125.0 feet to a point; thence along the common line of Lots 68 and 70 S. 73-25W. 152.8 feet to a point on the eastern side of Lambourn Way; thence along the said Lambourn Way N. 16-35 W. 125.0 feet to the point of beginning.

This being the same property conveyed by deed of Dale E. Petersen and Margery Petersen to Almon O. Holland and Guydana K. Holland, dated April 25, 1978, recorded April 26, 1978, in deed book 1077 page 799, in the RMC Office of Greenville County, Greenville, South Carolina.

which has the address of 108 Lambourn Way, Greenville, South Carolina 29615 (herein "Property Address");
(Street) (City) (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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