



MORTGAGE

THIS MORTGAGE is made this 2nd day of August 1982 between the Mortgagor, Jeane M. Begg (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 Forty three thousand, five hundred, fifty four and 00/100 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 15, 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 piece, parcel, or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 31 on plat of Foxcroft, Section I, recorded in the R.M.C. Office for Greenville County in Plat Book 4-F at Pages 2, 3, and 4 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Queen Ann Road, joint front corner of Lots 30 and 31 and running thence with the joint line of said lts, N. 3-49 W. 165 feet to an iron pin in the line of Lot 14; running thence with the line of Lots 14, N. 86-11 E. 153.1 feet to an iron pin on the western side of Heatherbrook Road; thence with the western side of Heatherbrook Road, S. 3-49 E. 140 feet to an iron pin at the corner of the intersection of Heatherbrook Road and Queen Ann Road; thence with the curvature of said intersection, the chord of which is S. 41-11 W. 35.3 feet to an iron pin on the northern side of Queen Ann Road; thence with the northern side of Queen Ann Road, S. 86-11 W. 128.1 feet to the point of beginning.

This is that same property conveyed by deed of David A. Lyttle and Bonny C. Lyttle to George S. Begg and Jeane M. Begg, dated 7/31/73, recorded 8/1/73, in Deed Volume 980, at Page 647, in the R.M.C. Office for Greenville County, SC.

which has the address of 33 Queen Anne Rd, Greenville, S.C. 29615 (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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