



MORTGAGE

THIS MORTGAGE is made this 13th day of August 1982, between the Mortgagor, Nadine B. Tilley (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 Fourteen thousand, two hundred, six and 92/100 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 August 15, 1989

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 in the County of Greenville, State of South Carolina, situate, lying and being on the north side of Sequoia Drive and being known and designated as Lot No. 118 on a plat of Property of Chestnut Hills, recorded in the RMC Office for Greenville County in Plat Book GG at page 35 and being more particularly shown on plat of property of Lecel M. Neves, dated September 11, 1954, prepared by R. K. Campbell, Surveyor, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Sequoia Drive, which iron pin is 194.6 feet west of Chipley Lane, and running thence along Sequoia Drive, N. 70-34 W. 70 feet to an iron pin, joint front corner of Lots 118 and 119; thence along the joint line of Lots 118 and 119, N. 18-26 E. 158.8 feet to an iron pin in the center of a ten foot utility easement, joint rear corner of Lots 118 and 119; thence along the center of said ten foot utility easement, S. 80-06 E. 71 feet to an iron pin at joint rear corner of Lots 117 and 118; thence along the joint line of Lots 117 and 18, S. 18-29 W. 170.6 feet to an iron pin on Sequoia Drive, the point of beginning.

This is the same property conveyed by deed of Rodney S. Bolick, dated 12/20/77, recorded 12/20/77, in volume 1070, page 512 of the RMC Office for Greenville County, SC.

which has the address of 19 Sequoia Dr., Greenville, SC 29605 (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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