

GREENVILLE CO.  
SEP 17 10 35 AM '82  
DONNIE S. TANNERSLEY  
R.H.C.

BOOK 1580 PAGE 734

# MORTGAGE

THIS MORTGAGE is made this 15th day of September 19. 82., between the Mortgagor, Michael H. Rollins and Cynthia E. Rollins (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").

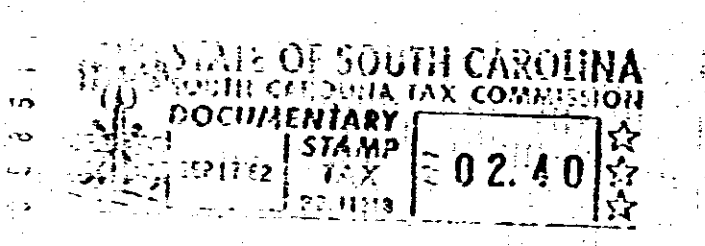
WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand and No/100 (\$6,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 15, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 State of South Carolina:

ALL that lot of land on the north side of State Highway No. 101, about three miles northwest of the City of Greer, in Oneal Township, Greenville County, State of South Carolina, and being known and designated as Lot No. 3 of the property of W. Dennis Smith according to survey and plat by John A. Simmons, Reg. Sur., dated May 10, 1967, and having the following courses and distances, to-wit:

BEGINNING on the north side of said Highway, corner of Lots Nos. 1 and 3, iron pin on northern bank at 17 feet and running thence along said highway N. 62-50 W. 185 feet to a point on the north side of said highway, iron pin on bank at 5 feet; thence along the line of the Brown property, N. 0-04 W. 180 feet to an iron pin; thence N. 89-54 E. 100 feet to an iron pin, corner of Lot No. 2; thence along the line of Lots Nos. 2 and 1, S. 7-45 E. 251.2 feet to the beginning corner.

This being the same property conveyed to Mortgagor by deed of Employee Transfer Corporation, an Illinois Corporation recorded in the RMC Office for Greenville County in Deed Book 1171 at page 627 on August 8, 1982.



which has the address of Route 7, Highway 101 Greer S.C. (Street) (City) (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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