

MORTGAGE



THIS MORTGAGE is made this 30th day of August 1982, between the Mortgagor, Les E. Dellinger and Anne R. Dellinger (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 Thirty-nine thousand, four hundred, eighty and 21/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 30, 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 June 4, 1983

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 situate, lying and being on the eastern side of Foot Hills Road near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 79 as shown on a plat of Green Valley Estates, prepared by Piedmont Engineering Service, dated December 20, 1957, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ, at pages 2 and 3, and having according to said plat the following metes and bounds,:

BEGINNING at a point on the eastern side of Foot Hills Road at the joint front corner of Lots Nos. 78 and 79; and running thence with the eastern side of Foot Hills Road N. 27-27 W. 195.0 feet; thence rounding the curve of the intersection of Foot Hills Road and Crapemyrtle Drive N. 14-22 E. 44.7 feet; thence continuing with Crapemyrtle Drive N. 56-11 E. 170.0 feet; thence continuing with Crapemyrtle Drive N. 49-05 E. 175.1 feet to a point; thence with the line of the property labeled "Golf Course" on the aforementioned plat, S. 6-27 E. 302.3 feet to a point at the joint rear corner of Lots Nos. 78 and 79; thence with the line of Lot No. 78 S. 58-36 W. 258.4 feet to the point of beginning.

This is that same property conveyed by deed of Liberty Properties Corp. to Anne R. Dellinger, dated 4/25/72, recorded 4/25/72, in Deed Volume 941, at Page 602, in the R.M.C. Office for Greenville County, SC.

Documentary Stamps are figured on the amount financed: \$ 35,070.04

which has the address of Rt. 7, Sunrise Valley Rd., Greenville, SC 29609 (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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