



Documentary Stamps are figured on \$14,761.92

MORTGAGE

THIS MORTGAGE is made this first day of September 1982, between the Mortgagor, James Harold Faulk and Karen M. Faulk (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 Thousand Six Hundred Eighty Six Dollars and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 1, 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:

JAMES HAROLD FAULK AND KAREN M. FAULK, their heirs and assigns forever;

ALL that piece, parcel or lot of land situate, lying and being at the intersection of Avon Drive and Confederate Circle, near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 69 of Section Three (3) of a Subdivision known as Sheffield Forest, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book III at Page 157, said lot having such metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Confederate Circle, joint front corner of Lots 69 and 70 and running thence with the joint line of said lots, S.14-39 E. 97.3 feet to an iron pin at the joint corner of Lots 68 and 69; thence with the joint line of said lots, S.67-35 W. 150 feet to an iron pin on the eastern side of Avon Drive, joint front corner of Lots 68 and 69; thence with the eastern side of said Avon Drive, N.14-30 W. 115 feet to an iron pin at the intersection of said Avon Drive and Confederate Circle; thence with the curvature of said intersection, the chord of which is N.34-45 E. 32.6 feet to an iron pin on the southern side of Confederate Circle; thence with the southern side of Confederate Circle, N.84-00 E. 125 feet to the point of beginning.

THIS conveyance is made subject to any easements or right-of-ways on record, or on the premises.

THIS is the same property conveyed by deed of William A. King, II and Ann M. King, dated March 1, 1978, and recorded March 1, 1978 in the R.M.C. Office for Greenville County in Volume 1074 at Page 524.

which has the address of 503 Confederate Circle Taylors, SC 29687 (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 seized 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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