



Stamps are figured on financed: \$30,068.04

MORTGAGE

THIS MORTGAGE is made this 11th day of October 1982, between the Mortgagor, Gene M. Tapp and Rebecca A. Tapp (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 and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 11, 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 November 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, near Fairview Church and being shown and designated on a plat entitled "Survey for Gene M. Tapp" prepared on July 7, 1978 by W. R. Williams, Jr., P.E./L.S., recorded in Plat Book 6-P, at Page 76 of the RMC office for Greenville County, South Carolina, and having according to said plat, the following metes and bounds, to wit: (10)-289-T21-1-2.1 Also, P6 to T21-1-2.1 6.83 out of T 21-1-2

BEGINNING at an iron pin on the western right-of-way of Owens Road and running thence with said road, N. 14-15 E. 348.5 feet to an iron pin; thence turning and running N. 49-40 W. 516.8 feet to an iron pin; thence running S. 53-34 W. 402.7 feet to an iron pin; thence N. 19-35 W. 130.9 feet to an iron pin; thence S. 69-34 W. 13.4 feet to an iron pin; thence turning and running S. 8-15 W. 365.4 feet to an iron pin; thence turning and running S. 75-36 E. 765.1 feet to the poing of beginning.

THIS is the same property conveyed by deed of Gene M. Tapp and Rebecca A. Tapp, by deed dated October 30, 1980 and recorded October 30, 1980 in the RMC Office for Greenville County in Volume 1136 Page 411

This is that same property conveyed by deed of Maggie H. Tally to Gene H. Tapp and Tebecca A. Tapp, dated 10/30/80, recorded 10/30/80, in Deed Volume 1136, at Page 411, in the R.M.C. Office for Greenville County, SC.

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which has the address of Rt. #7, Owens Road, Greer, SC 29651 (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.

12-049671-23

