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GRF CO. S. C.

BOOK 1537 PAGE 173

NOV 23 10 07 AM '82 MORTGAGE

JOHN L. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 22nd day of November 1982 between the Mortgagor, Furman Ray Gray and Frances R. Gray (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").

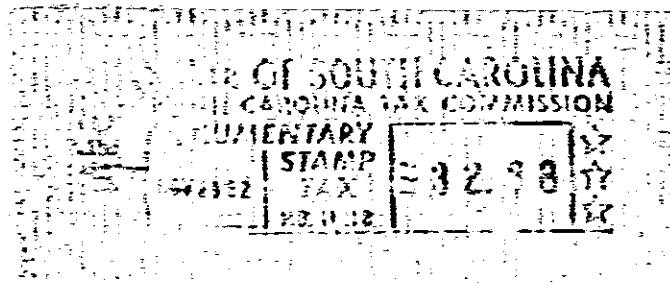
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty two thousand one hundred forty eight and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated 11/22/82 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 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 in the City of Greenville, County of Greenville, State of South Carolina, located on the northern side of Perrin Street, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Perrin Street and running thence with said Street S. 57 W. 110 feet to an iron pin; thence N. 34 W. 180 feet to a point; thence N. 57 E. 110 feet to a point; thence S. 34 E. 180 feet to an iron pin on Perrin Street, point of beginning.

THIS is the identical property conveyed to the Mortgagor herein by deed of Miss Cora Bearden dated July 7, 1958, and recorded in the R.M.C. Office for Greenville County in Deed Book 601 at Page 427.



which has the address of 13 Perrin St. Greenville SC 29607 (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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