

MORTGAGE

FILED GREENVILLE S.C.

JUN 7 4 24 PM '83 7th

THIS MORTGAGE is made this 7th day of June 19. 83, between the Mortgagor, H. Perry Rosamond & Jean E. Rosamond (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 Sixty-two Thousand Two Hundred & No/100 (\$62,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 7, 1983 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2013

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:

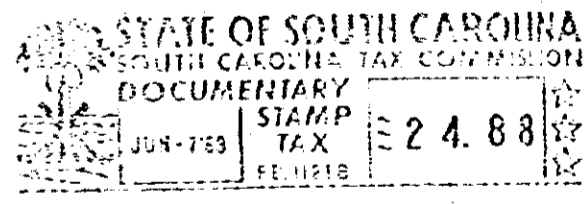
ALL that piece, parcel or lot of land lying, situate and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 132 of Canebroke I Subdivision, and having, according to plat entitled "Property of H. Perry Rosamond & Jean E. Rosamond", prepared by Freeland and Associates on June 6, 1983, and recorded in the Greenville County RMC Office in Plat Book 9-7, Page 98, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Saratoga Drive, a point 70.02 feet, more or less, from the intersection of Saratoga Drive and Kings Mountain Drive and at the joint front corner of Lots 131 and 132, and running thence along Saratoga Drive S. 61-00 E., 90 feet to an iron pin at the joint front corner of Lots 132 and 133; thence running with the joint line of said lots S. 29-00 W., 135 feet to an iron pin; thence N. 62-51 W., 90.05 feet to an iron pin at the joint rear corner of Lots 131 and 132; thence with joint line of said lots N. 29-00 E., 137.90 feet to an iron pin on Saratoga Drive, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above described property.

This is the same property conveyed to the mortgagors herein by deed of Lewis R. Anastes, dated June 7, 1983, and recorded June 22, 1983, in the RMC Office for Greenville County in Deed Book 1187, Page 827.

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which has the address of 221 Saratoga Drive, Greer, South Carolina 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 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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