



MORTGAGE

THIS MORTGAGE is made this... 10th... day of... June...
 19... between the Mortgagor, Albert D. Roten, Jean A. Roten, James A. Rector...
 and Ida V. Rector... (herein "Borrower"), and the Mortgagee...
AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION... a corporation organized and existing
 under the laws of... **SOUTH CAROLINA**... 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, fifty-one**
 and **60/100**----- (**\$30,051.60**)--- Dollars, which indebtedness is evidenced by Borrower's note
 dated... **June 10, 1981**... (herein "Note"), providing for monthly instalments of principal and interest,
 with the balance of the indebtedness, if not sooner paid, due and payable on... **July 1, 1986**...

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 certain piece, parcel or lot of land situate, lying and being
 in the County of Greenville, State of South Carolina, being known and
 designated as Lot No. 60 and a portion of Lot 61 as shown on a plat
 of property of Peggy Walker, prepared by Carolina Surveying Company, dated
 April 4, 1978, said plat being recorded in the RMC Office for Greenville
 Soutny in plat Book 6-Q, at page 74, reference to said plat being craved
 for a metes and bounds description.

This being the same property conveyed to the Grantors herein by deed of
 Henry Walker and Peggy Jean S. Walker recorded in the RMC Office for
 Greenville County, SC in deed book 1080, page 679 on June 7, 1978.

This conveyance is subject to any and all existing reservations, easements
 rights of way, zoning ordinances and restrictions or protective covenants
 that may appear of record, or on the premises.

This being the same property conveyed by deed of Albert D. Roten and Jean
 A. Roten recorded in the RMC Office for Greenville County, SC in Deed Book
 1092, at page 233 on November 17, 1978.

This being the same property which one-half undivided interest in and to
 was conveyed by James A. Rector and Ida V. Rector, unto Albert D. Roten
 and Jean A. Roten by deed dated January 5, 1979, recorded January 9, 1979
 in volume 1095, page 64 of the RMC Office for Greenville County, SC.

which has the address of... **208 Donington Drive, Greenville, SC 29615**...
(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 improve-
 ments 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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