



MORTGAGE

BOOK 1561 PAGE 758

THIS MORTGAGE is made this 4th day of January 1982, between the Mortgagor, Jack L. Suttles (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 Six thousand, five hundred, twelve and 04/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 4, 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 January 1, 1985

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Flamingo Drive near the City of Greenville being shown and designated as Lot No. 7 on map of Wade Hampton Gardens prepared by Dalton and Neves dated March, 1961, said plat being recorded in the RMC Office for Greenville County in Plat Book MM at Page 199 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Flamingo Drive at the corner of Lot No. 8 and running thence with the Southern side of Flamingo Drive, S 62-43 E 100 feet to an iron pin at the corner of Lot No. 6; thence with the line of said Lot S 27-17 W 186.9 feet to an iron pin; thence N 62-25 Q 100 feet to an iron pin at the corner of Lot 8; thence with the line of said Lot N 27-17 East 186.4 feet to the beginning corner.

This being the identical property conveyed to the Mortgagor herein by deed of W.G. Raines recorded in said RMC Office in Deed Book 691 at Page 415, recorded 2/3/62.

which has the address of 103 Flamingo Drive, Greenville, SC 29609 (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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