## **MORTGAGE**

THIS MORTGAGE is made this. 26th 19.82, between the Mortgagor, John T. Snipes and Diane K. AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of .... SOUTH CAROLINA ..... whose address is 101 EAST WASHINGTON STEEET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS Borrower is indehted to Lender in the principal sum of Sixty-two Thousand Four Hundred and No/100 (\$62,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated. February 26, 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 March 1, 2012 

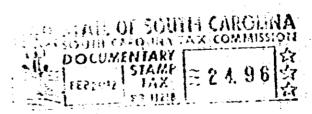
To Secure to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, tract or lot of land, with all improvements thereon situate, lying and being in the County of Greenville, State of South Carolina, and in Chick Springs Township, being known and designated as Property of Juanita Terry Brown on plat made by Carolina Engineering & Surveying Company, Engineers, July 6. 1966, having according to said plat the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the westerly side of Sleepy Hollow Drive andd running thence S. 78-35 W. 199.5 feet to an iron pin; thence S. 78-24 W. 201 feet to a stone and old iron pin; thence N. 16-41 W. 117.2 feet to a stone and old iron pin; thence N. 72-10 E. 305 feet to an old iron pin; thence S. 38-23 E. 98 feet to an old iron pin; thence S. 56-18 E. 89 feet to the beginning corner.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat(s) or on the premises.

This being the same property conveyed to mortgagors by general warranty deed from Richard A. Halpern dated February 24, 1982 recorded in the R.M.C. Office for Greenville County in Deed Book ///- 3 at Page // .



which has the address of ... Rt. 12, Sleepy Hollow Drive, Greenville [Street] [City] South Carolina .....(herein "Property Address"); IState and Zip Codel

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 unencombered, 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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