



MORTGAGE

THIS MORTGAGE is made this 14th day of May 1982 between the Mortgagor, Guy D. Altizer and Mary Ruth Altizer (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 fifteen thousand, three hundred, forty-eight and 48/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 14, 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 July 1, 1990

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, Greenville County, South Carolina, being shown as Lot No. 51 and the northern one-half of Lot 50 of Augusta Circle, plat of which is recorded in Plat Book F at Page 23 and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Wacamaw Avenue at the joint front corner of Lots No. 51 and 52 and running thence with the line of said lots N 71-35 W 166.36 feet; thence S 21-35 W 75 feet to a point in the center of Lot No. 50; S 71-35 E 166.36 feet to a point on Wacamaw Avenue; thence with Wacamaw Avenue N 21-35 E 75 feet to the point of beginning. And being indentically the same property of which T. E. Gibson died seized and possessed, as will be shown by Apartment 1496, File 25, in the Office of the Probate Court for Greenville County.

This deed is executed in accordance with the specific provisions of the Will of T. E. Gibson and in order to carry out the terms thereof.

This conveyance is made subject to all restrictions, set back lines, roadways, easements and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property herein above described.

which has the address of 12 Waccamaw Avenue, Greenville (Street) (City) SC 29605 (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 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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