## **MORTGAGE**

800x1536 PAGE 418

19.82 between the Mortgagor, James B. Runion and Gayle S. Runion (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").

Hundred Ninety. Seven .and. 26/100------ Dollars, which indebtedness is evidenced by Borrower's note dated. November. 19... 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. February. 18, .1983......

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 shown and designated as Lot 20, KINGSGATE, Section II, as shown on plat entitled "Property of James B. Runion and Gayle S. Runion" to be recorded, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Swindon Circle, said iron pin being approximately 125.5 feet to the intersection of Abington Way and running thence N. 32-15 W. 147.25 feet to an iron pin; thence N. 56-25 E. 110.0 feet to an iron pin; thence S. 32-16 E. 149.1 feet to an iron pin; thence S. 57-23 W. 110.0 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Maurice A. Jones and Marie E. Jones and recorded in Deed Book //2/at Page 5/4 on November 19, 1982.

which has the address of ... 153. Swindon . Circle ... ......Greenville % .c...19615..... . . . . . (herein "Property Address");

To Have and to Hold unto Lender and Lender's successors and assigns, forever, together with all the improve-Thents 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 erally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions liged in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

[State and Zip Code]