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MORTGAGE

BOOK 1543 PAGE 826

THIS MORTGAGE is made this 1st day of June 1981 between the Mortgagor, Kenneth G. Bolds and Barbara J. Bolds (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 Nine thousand nine hundred fifty four and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 1st (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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 piece, parcel or lot of land located in the County of Greenville, State of South Carolina, lying and being on the southeastern side of Longview Terrace, being known and designated as Lot No. 7 as shown on a plat of Addie W. Long, Chick Springs Township, made by Galway and Terrell, December 18, 1963, and recorded in the RMC Office for Greenville County in Plat Book FFF at Page 25 and having according to said plat the following metes and bounds, to wit:

BEGINING at an iron pin on the southeastern side of Long View Terrace at the joint front corner of Lots 6 and 7, and running thence along the joint line of said Lot S 45-0 E. 185.9 feet to an iron pin; thence running South 47-15 W. 130 feet to an iron pin at the joint rear corner of Lots 7 and 8; thence along the joint line of said lots North 45-0 W. 190.5 feet to an iron pin on the southeastern side of Long View Terrace; thence along with the said Long View Terrace North 49-21 East 130 feet to the point of beginning.

THIS conveyance is subject to all restriction covenants, easements and right-of-way, if any, affecting the above described property.

DERIVATION Clause; This is the same property conveyed by deed of (Grantor) Peggy J. Krause, Eugene Cantrell and Ellen Cantrell dated April 4, 1978, recorded April 4, 1978 in Volume 1077, on page # 313, of the RMC Office for Greenville County, South Carolina.

which has the address of RT 8, LOT NO. 7, LONGVIEW TERRACE, GREER (Street) (City) S.C. 29651 (State and Zip Code) (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 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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