

RECORDED  
MORTGAGE

DEED  
AMERSLEY

THIS MORTGAGE is made this 25th day of June 1981, between the Mortgagor, Kenneth M. Betsch and Kay L. Betsch (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").

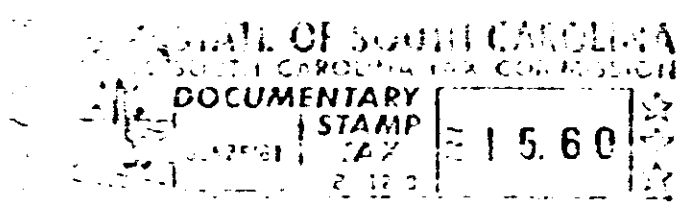
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-eight Thousand Nine Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 25, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2011

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 together with all buildings and improvements thereon, situate, lying and being in the City of Greenville, Greenville County, South Carolina on the eastern side of Trails End being shown and designated as lot no. 85 and the southerly one-half of lot no. 86 on a plat of CLEVELAND FOREST SUBDIVISION made by Dalton & Neves dated May 1940, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book M at Pages 56 and 57 and having according to a more recent survey thereof entitled PROPERTY OF KENNETH M. BETSCH AND KAY L. BETSCH made by Freeland & Associates dated June 23, 1981, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Trails End at the joint front corner of lots nos. 33 and 85 and running thence along the common line of said lots, N. 64-35 E. 177 feet to an iron pin at the joint rear corner of lots nos. 33 and 85; thence N. 26-35 W. 90 feet to an iron pin in the rear line of lot no. 86; thence along a line through lot no. 86, S. 64-35 W. 175.1 feet to an iron pin on the easterly side of Trails End; thence along the easterly side of Trails End, S. 25-25 E. 90.0 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to Kenneth M. Betsch and Kay L. Betsch by deed of Phillip A. Compton and Catherine J. Compton to be recorded herewith.



which has the address of 313 Trails End Greenville, South Carolina (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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