



MORTGAGE

THIS MORTGAGE is made this 25th day of June 1981 between the Mortgagor, Ann A. Childs and James W. Childs (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 Eighteen thousand, three hundred, forty-six and 80/100 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 August 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 lot of land in the city of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 4 as shown on plat of property of ELIZABETH L. MARCHANT, Section three, recorded in plat book 5 P pages 63 of the RMC Office for Greenville County, SC and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of East Parkins Mill Road the joint front corner of Lots 4 & 5; thence with the joint line of said lots N. 35-07 W. 250.5 feet to an iron pin in line of Lot No. 3; thence with the line of Lot No. 3 N. 65-11 E. 107.9 feet to an iron pin on the southwest side of Craigwood Drive; thence with the southwest side of said street S. 46-00 E. 233 feet to an iron pin; thence S. 4-27 W. 32.8 feet to an iron pin on the northwest side of said Road S. 61-30 W. 66.5 feet to an iron pin; thence S. 68-26 W. 65 feet to the point of beginning.

This is a protion of the property conveyed to grantor by Henry L. Hindman by deed dated 10/7/63, recorded 10/18/63 in deed volume 734 page 173 and is conveyed subject to restrictions recorded in deed volume 1051 page 260 and to any recorded easements or rights of way shown on the plat or on the ground.

This is the same property conveyed by deed of Elizabeth L. Marchant, dated 6/14/77, recorded 6/16/77, volume 1058, page 681 of the RMC Office for Greenville County, SC.

which has the address of 472 E. Parkins Mill Road, Greenville, Sc 29607 (Street) (City) (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.

6010 136 P. 1098

736

0561

4328 RV-2