



4-260

MORTGAGE

BOOK 1550 PAGE 270

THIS MORTGAGE is made this 6th day of August, 1981, between the Mortgagor, James E. Loper and Jacquetta J. Loper (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-two thousand, six hundred, thirty and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 6, 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 15, 1991.

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 certian piece, parcel or lot of land in the County of Greenville, State of South Carolina near the City of Greenville Being described as follows:

Beginning at an iron pin on Walker Road and running South West 224.4 feet to a point on line of property now owned by J. E. Loper; thence running South East 200 feet to a point on line of property now owned by J. C. Loper, thence running North East 368 feet to a point on Walker Road; running thence with Wlaker Road North West 220 feet to point of beginning.

This is the same property conveyed by deed of J. W. Loper, Sr., dated 7/15/65, recorded 1/26/71 in volume 907 page 215 of the RMC Office for Greenville County, SC.

which has the address of Route 15, 30 Settlement Road, Greenville, SC
[Street] [City]
29611
[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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