



MORTGAGE

BOOK 1555 PAGE 776

THIS MORTGAGE is made this 13th day of October 1981, between the Mortgagor, Phillip N. Gregory and Sara Gregory (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 Nineteen thousand, five hundred, fifty-one and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 13, 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 October 1, 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 certain piece, parcel or lot of land in the County of Greenville, State of South Carolina on the southerly side of Crowndale Court, being shown and designated as Lot Number 148, on a Plat of Gray Fox Run, Section II, recorded in the RMC office of Greenville County, South Carolina, in Plat Book 7C at page 58.

The within conveyance is subject to the restrictions, utility easements, rights of way, zoning regulations, and any other matters as may appear of record on the recorded plat, or on the premises, and is particularly subject to the Duke Power Right of Way as shown on the recorded plat.

This is the same property conveyed by deed of Balentine Brothers Builders, Inc. to Phillip W. Gregory and Sara T. Gregory, dated May 29, 1981, recorded May 29, 1981, in Volume 1149, at Page 6 of the RMC Office for Greenville County, S.C.

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which has the address of 5 Crowndale Court Taylors, SC 29687 (Street) (City) (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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