



MORTGAGE

THIS MORTGAGE is made this 21st day of October, 1981 between the Mortgagor, John T. Finn (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 Two Thousand One Hundred Eleven Dollars and Seventy-Five Cents, which indebtedness is evidenced by Borrower's note dated October 21, 1981 (herein "Note"), providing for ~~monthly payments of principal and interest~~ with the balance of the indebtedness, if not sooner paid, due and payable on January 19, 1982.

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 located in the County of Greenville, State of South Carolina, lying and being on the northern edge of McCrary Street and being known and designated as Lot No. 17, Elizabeth Heights Subdivision, a plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book F, at Page 298, and having, according to a more recent plat entitled "Property of John T. Finn and Pamela J. Finn" by Freeland & Associates, dated August 16, 1979, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern edge of McCrary Street at the joint front corner of Lots 16 and 17 and running thence with the line of Lot 16 N. 13-45 E. 150 feet; thence S. 76-15 E. 50 feet to an iron pin in the joint rear corner of Lots 17 and 18; thence with the line of Lot 18 S. 13-45 W. 150 feet to an iron pin on the northern edge of McCrary Street; thence with McCrary Street N. 76-15 W. 50 feet to an iron pin, the point of beginning.

Being the same property conveyed to the Mortgagors herein by deed of Talbert Earl Clayton, Jr. and Martha Ann Vess Clayton, dated August 20, 1979 and recorded in the R.M.C. Office for Greenville County, S. C. the same date in Deed Book 1109, at Page 716.

which has the address of 504 McCrary Street, Greenville, S. C. 29609,
(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 seized 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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