



MORTGAGE

THIS MORTGAGE is made this 20th day of November 1981 between the Mortgagor, Jan Douglas Gunter (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 Five Thousand Five Hundred Thirty Five & 72/100 cents Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1984.

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 unit, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Unit No.142 of Inglewood Horizontal Property Regime as is more fully described in Master Deed dated October 1, 1974, recorded in the RMC Office for Greenville County in Deed Volume 1008, at Page 69, and survey and plot plan recorded in Plat Book 5-F, at Page 79.

This conveyance is made subject to any restrictions or easements that may appear of record, on the recorded plat(s), or on the premises, and is further subject to the term of the aforesaid Master Deed.

This is the same property conveyed to the Grantor herein by deed of Remond-Huguenin Enterprises, a Limited Partnership, recorded December 23, 1974, in Deed Book 1012, at Page 143.

This is the same property conveyed by Deed of Wilma Jane Greer, Dated April 3, 1980, Recorded April 3, 1980 in Volume 1123 at Page 353 of the RMC Office of Greenville County, South Carolina.

which has the address of 142 Inglewood Way, Greenville, S.C. 29615 (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 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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