



MORTGAGE

THIS MORTGAGE is made this 18th day of May 1982, between the Mortgagor, John S. Henson (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 Seven Thousand Six Hundred Seven Dollars and Four Cents Dollars, which indebtedness is evidenced by Borrower's note dated May 18, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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: Paris Mountain Township, on the southwestern side of Watkins Road, being shown and designated as Lot 10 on plat of Blue Mountain Park, recorded in Plat Book EE at page 121, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southwestern side of Watkins Road, at the joint front corner of Lots 10 and 11, and running thence with the line of Lot 11, S. 60-30 W. 160 feet to an iron pin; thence S. 29-30 E. 100 feet to an iron pin at the rear corner of Lot 9; thence with the line of Lot 9, N.60-30 E. 160 feet to an iron pin on Watkins Road; thence with Watkins Road N. 29-30 W. 100 feet to the point of beginning.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights-of-way, if any, affecting the above described property.

This is that property conveyed to Grantor by deed of Edward R. Brewer and Bernince H. Brewer recorded December 6, 1978 in the RMC Office for Greenville County in Deed Book 1093 at Page 250; the Grantor (J. Larry Bailey) herein having subsequently received the one-half interest of AnnB. Henson by deed redorded April 27, 1982 in the Deed Book 1166 at Page 7.

which has the address of 619 Watkins Road Greenville, South Carolina 29611 (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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