

S. C.

SEP 11 '82

MSLEY

# MORTGAGE

THIS MORTGAGE is made this 30th day of June 19 82, between the Mortgagor, Thomas C. C. Bond and Evelyn DeVries Bond (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

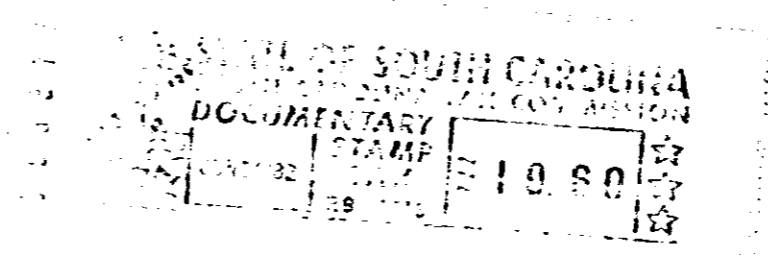
WHEREAS Borrower is indebted to Lender in the principal sum of Forty-Nine Thousand and NO/100 (\$49,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 30, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2011

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, situate, lying and being in the State of South Carolina, County of Greenville, lying on the Southeastern corner of the intersection of Honey Horn Drive and Fish Brook Way, being shown and designated as Lot No. 70 on Plat of Holly Tree Plantation made by Enwright Associates, dated May 28, 1973, recorded in the Greenville County R.M.C. Office in Plat Book 4-X, at page 32 through 37, inclusive, and having the following metes and bounds to wit:

Beginning at an iron pin on the southern side of Fish Brook Way at the joint corner of Lot 70 and 75 and running thence along the common line of said lot S. 0-27 W. 155.15 ft. to an iron pin; thence along the common line of Lot 70 and 73 N. 86-04-25 W. 20.0 ft. to an iron pin; thence along the common line of Lot 70 and 71 N. 57-17 W. 168.48 ft. to an iron pin on the eastern side of Honey Horn Drive; thence along Honey Horn Drive N. 20-07 E. 49.75 ft. to an iron pin; thence continuing along Honey Horn Drive N. 26-26 E. 54.35 ft. to an iron pin at the intersection of Honey Horn Drive and Fish Brook Way; thence along said intersection N. 71-26 E. 35.18 ft. to an iron pin on the southern side of Fish Brook Way; thence along the southern side of Fish Brook Way S. 63-34 E. 98.57 ft. to an iron pin being the point of beginning.

This is the same property conveyed to the Mortgagors by deed of Robert W. Millar and Susan H. Millar to be recorded in the R.M.C. Office for Greenville County, South Carolina simultaneously herewith.



which has the address of 102 Fish Brook Way Simpsonville South Carolina (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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