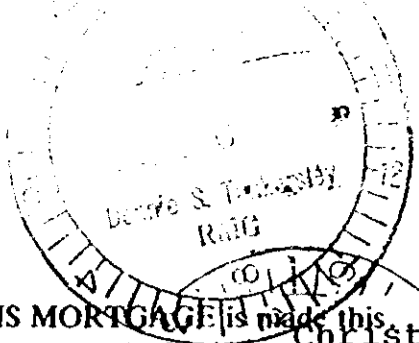


# MORTGAGE



THIS MORTGAGE is made this 7th day of July 1982, between the Mortgagor, Christa M. Ripperger

(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 Three thousand seventy dollars and 08/100\*\*\* Dollars, which indebtedness is evidenced by Borrower's note dated 7/7/82 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 24 instalments

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, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being shown and designated as Lot #34, Monaview Subdivision, and having, according to a revised plat of said Subdivision as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-N at Page 52, the following metes and bounds, to-wit: BEGINNING at an iron pin on the northerly end of Rainbow Court joint front corners of lot numbers 34 and 35; thence running on a common line in due North direction 168.8 feet to an iron pin; thence along the rear line of Lot #34 South 84-11 West 155 feet to an iron pin; thence along joint line of Lots #33 and #34 South 37-16 East 205.3 feet to an iron pin on Rainbow Court; thence along the curve in Rainbow Court the chord of which is North 71 - 21 East 32 feet to an iron pin point of BEGINNING: being the identical property conveyed to Christa M. Ripperger by deed of Parker Chapman and Malcolm Bolt dated April 12, 1973, recorded in the RMC Office for Greenville County, South Carolina, in Book of Deeds , at Page

which has the address of 5 Rainbow Court Greenville, SC 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 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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