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MORTGAGE

SEP 11 '82
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THIS MORTGAGE is made this 10th day of August, 1982, between the Mortgagor William Henry Pouch and Melanie Bolt Pouch (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 Eighteen thousand, eight hundred, seventy-six and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 10, 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 August 15, 1992.

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 piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 2 of Forest Heights, as per plat thereof, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book P at page 71, and having, according to said plat, the following metes and bounds, courses and distances, to wit:

BEGINNING at an iron pin on the northeast side of Longview Terrace, which iron pin is 251.7 feet in a southeasterly direction from the southeast intersection of Longview Terrace and East Farris Road, joint corner of Lots Nos. 1 and 2; thence along the joint line of said Lots N 57-45 E, 131.9 feet to an iron pin; thence along the joint line of Lots Nos. 2 and 27, S 33-47 E, 50 feet to an iron pin; thence with the joint line of Lots Nos. 2 and 26, S 65-45 E, 28 feet to an iron pin, rear joint corner of Lots Nos. 2 and 3; thence along the joint line of said Lots S 47-00 W, 135.8 feet to an iron pin in the line of Longview Terrace; thence along the northeast side of Longview Terrace N 41-10 W, 99.8 feet to the point of beginning.

DERIVATION: Deed of Ronald L. Fulmer and Dudley H. Fulmer recorded August 13, 1982 in Deed Book 1172 at page 195.

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which has the address of 213 Longview Terrace, Greenville, SC (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 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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