

S.C.
1982
SLEY

1577-888

MORTGAGE

THIS MORTGAGE is made this 16th day of August 1982, between the Mortgagor, Ervin William Bazzle and Caroline M. Bazzle (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 Sixty Five Thousand Two Hundred and No/100 (\$65,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 16, 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 1, 2007.

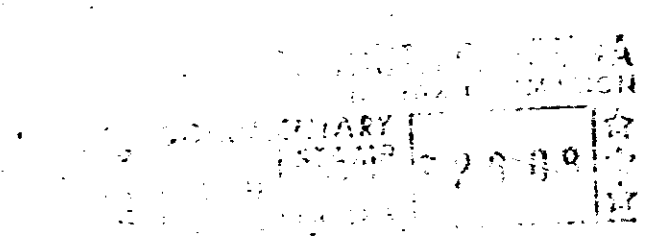
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land in Greenville County, State of South Carolina, being shown as Lot 26 on plat of Devenger Place, Section 1, recorded in Plat Book 4X at page 79 in the RMC Office for Greenville County.

Also: All that triangular piece, parcel or lot of land adjoining lot 26 described as follows: Beginning at an iron pin on the northwestern side of Devenger Place at the joint front corner of Lot 26, and running thence with line of Lot 26, N. 48-18 W. 80.5 feet to an iron pin in line of Hudson property; thence with Hudson property, S. 2-36 W. to a point where said line intersects with the right of way of Devenger Place; thence with the northwestern right of way of Devenger Place in a southeasterly direction to the beginning corner.

This being the same property conveyed to Mortgagors by deed of James P. Burnette and Susan M. Burnette of even date to be recorded herewith.

The Within Renegotiable Rate Mortgage is modified by the terms and conditions of the attached Renegotiable Rate Mortgage Rider which is attached hereto and made a part of this mortgage instrument.



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which has the address of 101 Devenger Place Greenville 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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