



MORTGAGE

THIS MORTGAGE is made this 19th day of July 1982 between the Mortgagor, Jesse High, Jr. and Frances J. High (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 Four thousand, four hundred eighty two dollars and 72/100 Dollars, which indebtedness is evidenced by Borrower's note dated 7-19-82 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1985;

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 situate, lying and being in the State of South Carolina, County of Greenville, on the Southeastern side of New Dunham Bridge Road known and designated as Lot No. 63, Section 1, of Vardy Vale Subdivision, a plat of which is recorded in the RMC Office for Greenville County in Plat Book WWW at Page 40, and being more particularly described as follows:

BEGINNING at an iron pin on the Southeastern side of New Dunham Bridge Road at the joint front corner of Lots 63 and 64 and running thence with the joint line of said lots S. 56-01 W. 150 feet to an iron pin on the Southeastern side of New Dunham Bridge Road; running thence with the Southeastern side of said road S. 33-59W 80 feet to an iron pin, the point of beginning.

This conveyance is made subject to any and all restrictions, easements, rights of way, setback line or zoning ordinances which may appear of record on the recorded plat (s) or on the premises.

THIS being the same property conveyed to the Grantors herein by a certain deeds as follows: one of Vernon H. Bridges, dated November 25, 1970 and recorded in the RMC Office for Greenville County in Deed Book 903 at Page 414; and the other of Barbara Bridges dated December 12, 1970, and recorded in the RMC Office for Greenville County in Deed Book 904 at page 398.

This is the same property conveyed by Deed of Thomas R. and Lillian F. McCollum unto Jesse High, Jr. and Frances J. High dated 8/18/78 recorded 8/18/78 in the RMC Office for Greenville County volume 1085 page 581.

which has the address of 611 New Dunham Bridge 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.

400 49251001

4328 RV-2

0479