



# MORTGAGE

THIS MORTGAGE is made this 23rd day of August, 1982, between the Mortgagor, Philip L. Bushong and Edna Lois Bushong (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand Five Hundred Seventy Four Dollars and Twenty Cents Dollars, which indebtedness is evidenced by Borrower's note dated August 23, 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, 1987;

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 Burdine Drive, being shown and designated as Lot No. 23 on a plat of ENCHANTED FOREST, made by Carolina Engineering & Surveying Company, dated February 18, 1963, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book YY, Page 123, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Burdine Drive at the joint front corner of Lots Nos. 23 and 24 and running thence with the common line of said lots, S. 29-12 E., 165 feet to an iron pin; thence N. 76-28 W. 67.9 feet to an iron pin; thence along the common line of lots Nos. 23 and 22, N. 54-36 W., 132.6 feet to an iron pin on the southeastern side of Burdine Drive; thence along the southeastern side of Burdine Drive, N. 60-48 E. 110.0 feet to an iron pin, the point of beginning.

This is the same property conveyed by Davidson Enterprises, Inc. by deed dated 5-26-77, recorded 5-30-77, in volume No. 1057 at Page No. 541.

which has the address of 204 Burdine Drive Greenville, South Carolina 29611 (herein "Property Address");  
[Street] [City] [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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