

GREENVILLE CO. S.C.
OCT 5 3 41 PM '82
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 29th day of September 1982, between the Mortgagor, GRADY E. ALLEN and ANDREW J. MAULDIN (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").

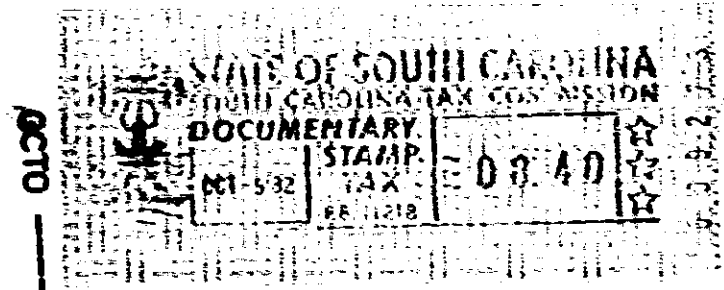
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty thousand, nine hundred, ninety-five and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 29, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 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 certain piece, parcel and tract of land on the Northwest side of Grove Road in the County of Greenville, State of South Carolina, being shown and designated as a part of Tract 5 on plat of the property of the E. H. Kern Estate, made by W. J. Riddle, Surveyor, in August, 1945, and recorded in the Greenville County R.M.C. Office in Plat Book O, at Page 199; and also being known as property of Richard Shirley Buchanan on a Plat recorded in Plat Book 6-L, at Page 47, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Old Grove Road, joint front corner of Tracts 4 and 5 and running thence with the line of Tract 4 N. 67-30 W. 895 feet to an iron pin; thence S. 35-10 W. 107 feet to an iron pin; thence continuing S. 5-40 W. 135 feet to an iron pin; thence continuing S. 28-31 E. 168 feet to an iron pin; thence running with the line of Tract 6 S. 76-00 E. 604 feet to an iron pin in the center of Old Grove Road; thence running with the center of Old Grove Road N. 27-40 E. 200 feet to the point of beginning.

Derivation: Richard Shirley Buchanan, Deed Book 1121, Page 97, recorded February 26, 1980.



which has the address of Old Grove Road, 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.