



BOOK 1585 PAGE 520  
Documentary Stamps are figured on  
the amount financed: \$ 7,008.84

Second  
**MORTGAGE**

THIS MORTGAGE is made this 6th day of October, 1982, between the Mortgagor, Frank D. Larkins and Katherine G. Larkins (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 Seven thousand two hundred fourteen and 50/100 Dollars, which indebtedness is evidenced by Borrower's note dated Oct. 6th, 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 December 14, 1982;

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, S.C., State of South Carolina:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township being shown and designated as Lot 122 on plat of Chanticleer recorded in Plat Book WW at page 19 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northern side of Chapman Road, corner of Lot 122 and 123 and running thence with the line of Lot 123, No. 28-05 E. 160 feet to a pin; thence S. 51-55 E. 60.05 feet to a pin; thence S. 85-55 E. 34 feet to corner of Lot 131; thence with the line of Lot 131 and drainage easement, S. 17-05 W. 180.3 feet to a pin on Chapman Road; thence with the northern side of said Road, N. 63-06 W. 52.8 feet to a pin; thence continuing with the northern side of Chapman Road, N. 51-55 W. 107.2 feet to the point of beginning.

Derivation Clause: This is the same property conveyed by Frank G. Larkins and Katherine G. Larkins by deed dated Aug. 26, 1975 recorded Aug. 27, 1975 in Volume 1347 Page 179.

which has the address of 221 Chapman Road Greenville, S.C. 29605 (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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