

FILED
GREENVILLE S.C.

MORTGAGE

BOOK 1599 PAGE 912

MAR 31 2 58 PM '83

THIS MORTGAGE is made this 30th day of March 1983, between the Mortgagor, George A. Mullinnix, Jr. (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 Eighty-Five Thousand and No/100ths (\$85,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 30, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 26, 1983.

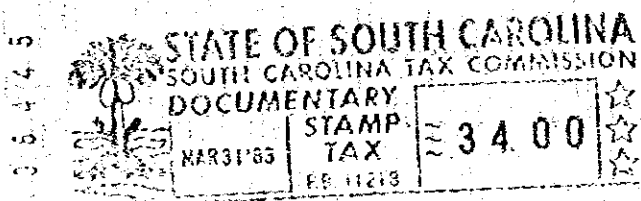
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 on Trafalgar Road, being known and designated as Lot No. 124 on a plat of Northwood Hills, Section 3, and being recorded in the RMC Office for Greenville County, South Carolina, in Plat Book YY at page 37, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Trafalgar Road at the joint corner of Lots 123 and 124 and running thence S. 11-30 W., 174.5 feet to the joint rear corners of said lots; thence S. 88-37 E., 187.7 feet in the center line of a Greenville City Water Works 30-inch main right of way; thence along the center line of said right of way and the joint line of Lots 124 and 125 N. 2-38 W. 166.7 feet to the joint front corner of said lots on Trafalgar Road; thence along Trafalgar Road, N. 86-30 W., 145 feet to the beginning corner.

This being the same property conveyed to Mortgagor by deed from Dave Erwin as Trustee recorded February 15, 1967 in Deed Book 814 at page 44.

This mortgage is secondary and junior in nature to that certain mortgage to Fidelity Federal Savings and Loan Association (now known as American Federal Savings and Loan Association) recorded February 15, 1967 in Mortgage Book 1050 at page 265 in the original amount of \$22,500.00.



which has the address of 117 Trafalgar Road, Greenville, South Carolina (City) (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.

GC10 -3 MAR 31 83 057

4.0000

1599

1599