



MORTGAGE

BOOK 1541 PAGE 221

THIS MORTGAGE is made this 24th day of April 1981, between the Mortgagor, James R. Adams and Mary C. Adams (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 Seven Hundred Dollars and Eighty Four Cents Dollars, which indebtedness is evidenced by Borrower's note dated April 24, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1984

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 Saluda Township, state and county aforesaid, known as and being a part of the land conveyed by of E. Inman, Master to Grantor dated Aug. 5th, 1949, Recorded in RMC Office for Greenville County in Book of Deeds No. 388 at Pages 192-193-194. Said property being more completely described by a Plat and Survey made by Jones Engineering Service dated Nov. 18, 1972 with the following metes and bounds to-wit:

Beginning on a nail and cap in the center of county road (iron pin set in line 31' the point of beginning) and running thence N. 32-02 E. 336.3 ft, across Old Farm Road to a iron pin; thence N. 33-48 E. 210.5 ft. to a old stone; thence S. 87-06 E. 340.2 ft. (iron pin in line at 231.2 ft. from old stone) to a iron pin; thence S. 50-44 W. 296 ft. to a nail & cap in the center of county road (iron pins in line at road right-of-way); thence with center of county road to a nail and cap in the center of said road N. 82-30 W. 100 ft. to a point in the center of road; thence S. 80-01 W. 65.4 ft with center of road to the beginning corner. Containing 2.2 Acres, more or less.

DERIVATION CLAUSE:

This is the same property conveyed by Eliza Cox by deed dated 2-14-73 recorded 2-21-73 in volume no. 968 at page no. 37, in the RMC Office for Greenville County, SC.

which has the address of Route # 3, Box 142-A, Travelers Rest, South Carolina 29690 (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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