

FILED  
GREENVILLE CO. S. C.

# MORTGAGE

THIS MORTGAGE is made this 28th day of May, 1981, between the Mortgagors Carl B. Harper, Jr. and Ann J. Harper (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").

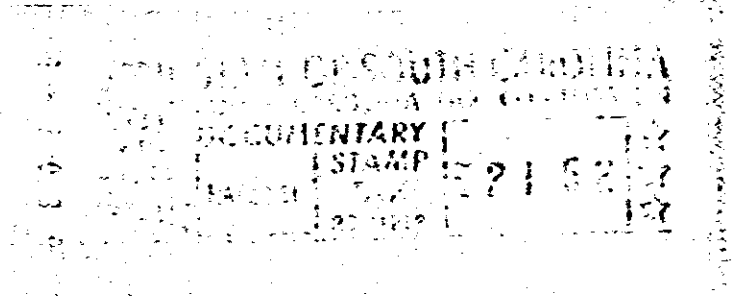
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Three Thousand, Eight Hundred and No/100 (\$53,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 28, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2011

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, with all improvements thereon, located, lying and being in the County of Greenville, State of South Carolina in the City of Greenville, on the eastern side of Parkins Mill Road, being shown as Lot No. 10 on a plat entitled Plat No. 2 of the Estate of Tully P. Babb, recorded in Plat Book MM, at page 37, of the RMC Office for Greenville County, S. C. and also being shown on plat of survey for Carl B. Harper, Jr. and Ann J. Harper by Richard D. Wooten dated May 27, 1981, and described as follows:

Beginning at an iron pin on the eastern side of Parkins Mill Road 169.4 feet south from a 50 foot street, at the corner of Lot No. 11 and running thence with the eastern side of Parkins Mill Road, S. 19-03 E, 138.9 feet and S 0-09 E 68.8 feet to an iron pin at the corner of Lot No. 9; thence with the line of said lot N 89-34 E 250 feet to an iron pin; thence N 15-08 E, 135 feet to an iron pin at the corner of Lot No. 11; thence with the line of said lot, N 74-07 W, 250.0 feet to the beginning corner.

This is the same property conveyed to mortgagors herein by deed of Judith M Finn dated 28, 1981 and recorded simultaneously herewith.



which has the address of Parkins Mill Road Greenville  
(Street) (City)  
 S. C. (herein "Property Address");  
(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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