

FILED
CO. S. C.
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SARASLEY
R.M.C.

MORTGAGE

BOOK 1542 PAGE 986

THIS MORTGAGE is made this 29th day of May 19 81, between the Mortgagor, SAMUEL B. WILLIAMS AND SARA ANN WILLIAMS (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 Thirty-three thousand five-hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated May 29, 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 certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, at the southwesterly intersection of Crabapple Drive and Cunningham Road, being shown and designated as Lot No. 19 on plat of Section 3, Cunningham Acres, recorded in the RMC Office for Greenville County in Plat Book 4-N at Page 73 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

This is the identical property as that conveyed to Samuel B. Williams and Sara Ann Williams by Deed of Donald M. Boggs dated and recorded concurrently herewith.

RECORDED IN THE PUBLIC RECORDS OF GREENVILLE COUNTY SOUTH CAROLINA
DOCUMENTARY STAMP
TAX \$ 13.40
FEB 19 1981

which has the address of 1. Cunningham Circle, Taylors, S. C. 29687 (Street) (City) (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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