

FILED
GR: S.C.
JUN 27 AM '81
JOHN W. BERSLEY

MORTGAGE

PG: 1513 PAGE 296

THIS MORTGAGE is made this 5th day of June 1981, between the Mortgagor, J. Bruce Jamerson and M. Vivian Jamerson (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").

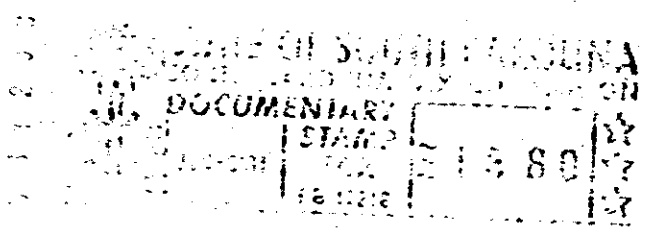
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Seven Thousand and No/100-- (\$47,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 5, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 situate, lying and being in the State of South Carolina, County of Greenville, on the northeasterly side of Hammett Road, being shown and designated as Lot 69 on plat of River Downs recorded in the R.M.C. Office for Greenville County in Plat Book 4R, Pages 75 & 76 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northeasterly side of Hammett Road at the joint front corner of Lots 68 and 69, and running thence with said road, N. 50-59 W., 33 feet; thence continuing with said road N. 41-55 W., 92 feet to a point at the joint front corner of Lots 69 and 70; thence with the joint line of said lots N. 48-49 E., 219.18 feet to a point; running thence S. 48-08 E., 20 feet to a point; thence S. 48-02 E., 95 feet to a point at the joint rear corner of Lots 68 and 69; thence with the joint line of said lots S. 46-10 W., 226.34 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Eugene J. Wing and Becky Y. Wing recorded in the R.M.C. Office for Greenville County on June 5, 1981, in Deed Book 1148, Page 439.



which has the address of Lot 69 River Downs Greer, South Carolina 29651 (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 seized 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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