

FILED
S. C.
JUN 23 PM '81

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MORTGAGE

THIS MORTGAGE is made this 25th day of June 1981, between the Mortgagor, Thomas V. Marcum and Marilyn P. Marcum (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").

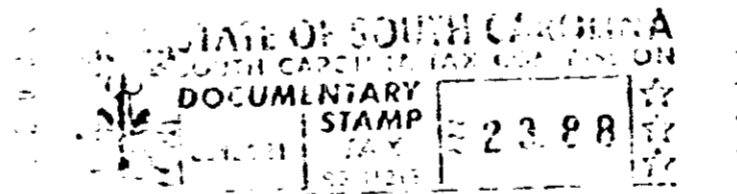
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-nine Thousand Six Hundred Fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 25, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 tract of land situate, lying and being in the County of Greenville, State of South Carolina, and according to a survey prepared by R. B. Bruce, R.L.S., June 17, 1981, which said plat is recorded in the RMC Office for Greenville County, South Carolina, on June 19, 1981 in Plat Book 8-R at Page 57 and according to said plat, having the following courses and distances, to-wit:

BEGINNING at an old iron pin on the edge of Post Street, joint corner of property now or formerly belonging to Grover L. Jones and running thence with the edge of Post Street, S 8-37 E 200.2 feet to an old iron pin at the northwestern intersection of Post Street and Hudson Road; thence running with the edge of Hudson Road, S 58-25 W 136.8 feet to an iron pin on the edge of said road; thence continuing with the edge of Hudson Road, S 65-56 W 60 feet to an old iron pin in the edge of Hudson Road, joint corner of property now or formerly belonging to Sam M. Pringle; thence running with the common line with the said Sam M. Pringle, N 7-06 W 274.5 feet to an old iron pin, joint corner of property now or formerly belonging to Grover L. Jones; thence running with the common line with the said Grover L. Jones, N. 83-58 E 176.5 feet to an old iron pin on the edge of Post Street, the point of beginning.

This is the same property conveyed to mortgagors herein by deed of even date herewith from Charles B. Wilson and Rebecca M. Wilson and which deed is recorded simultaneously with the recording of this instrument.



which has the address of Route 4, Hudson Road Greer,
[Street] [City]
S. C. 29651
[State and Zip Code] (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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