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BOOK 1548 PAGE 112

MORTGAGE

THIS MORTGAGE is made this 22nd day of June 1981, between the Mortgagor, Allen L. Freeman and Dianne P. Freeman (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 Eight thousand, two hundred, eighty-four and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 22, 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 August 1, 1986

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, and being known and designated as Lot 131, Pineforest Subdivision, according to a plat of said subdivision by Dalton and Neves, August, 1959, and which said plat is recorded in the RMC Office for Greenville County, SC in Plat Book QQ, pages 106-107, and according to said plat, having the following courses and deistances, towit:

Beginning at a point on the edge of Mapleton Drive, joint front corner with Lot 130 and running thence with the common line with said lot, S. 26-30 E. 138.7 feet; thence S. 63-30 W. 150 feet to a point on the edge of Clearfield Road; thence running with the edge of said road, N. 26-30 W. 113.7 feet to a point on the edge of said road; thence running with the curve of the intersection of Clearfield Road and Mapleton Drive, the chord being: N. 18-30 E. 35.3 feet to a point on the edge of Mapleton Drive; thence running with the edge of Mapleton Drive, N. 63-30 E. 125 feet to a point on edge of said drive, the point of beginning.

The within property is conveyed subject to all easements, rights of way, restrictive covenants and zoning ordinances of record, or found on the premises.

The with property is the idenical property covneyed to grantor herein by deed of Mary Ruth A. Vuaghan by deed dated March 16, 1981, and which said deed is recorded in the RMC Office for Greenville County, SC, in deed book 1144, page 420.

This is the same property conveyed by deed of Carolina Builders & Realty, Inc. dated June 18, 1981, recorded June 18, 1981 in volume 1150, page 243, of the RMC Office for Greenville County, SC.

which has the address of Route 6, Mopleton Drive, Greenville, SC 29607,
(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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