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MORTGAGE

THIS MORTGAGE is made this 2nd day of July, 1981, between the Mortgagor, JAMES C. CORRIGAN and TRUDY J. CORRIGAN (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 NINETY-FIVE THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 2, 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 July 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 lot of land in Greenville County, South Carolina on the northwest side of Kingsridge Court, being shown as Lot 22 on plat of Botany Woods, Inc., prepared February 17, 1964, recorded in Plat Book YY at page 173, RMC Office for Greenville County, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Kingsridge Court at joint front corner of Lots 22 and 23, and running with the line of Lot 23, N. 7-37 W. 182.2 feet to an iron pin; thence S. 42-38 W. 255.8 feet to an iron pin, joint rear corner of Lots 20 and 22; thence with the line of Lot 22, S. 35-59 E. 65.9 feet to an iron pin; thence N. 86-39 E., 122.4 feet to an iron pin on the western side of Kingsridge Court; thence with the line of Kingsridge court, N. 13-12 E. 35 feet to an iron pin; thence still with said Court, N. 56-57 E. 35 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of William H. Luther and Doris B. Luther dated July 2, 1981 and recorded in the RMC office for Greenville County in Deed Book 1151 at page 254.

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the mortgagor promises to pay to the mortgagee a monthly premium necessary to carry private mortgage guaranty insurance until the principal balance reaches 80 percent of the original sales price or appraisal, whichever is less. The estimated monthly premium for the first nine years will be .02 percent of the original amount of the loan. The estimated monthly premium for each year thereafter will be .01 percent of the original principal balance of this loan. The mortgagee may advance this premium and collect it as part of the debt secured by the mortgage if the mortgagor fails to pay it.

OFFICE OF SOUTH CAROLINA
RECORDS AND ARCHIVES
DOCUMENTARY
STAMP
JUL 21 1981
TAX
30.00

which has the address of 1 Kingsridge Drive, Greenville, S.C. (herein "Property Address");
(Street) (City) (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 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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