

GREENVILLE CO. S. C.
FILED
JUL 31 4 59 PM '81
DONNIE S. TANKERSLEY

BOOK 1548 PAGE 795

MORTGAGE

THIS MORTGAGE is made this 31st day of July 1981, between the Mortgagor, George A. Slinger (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").

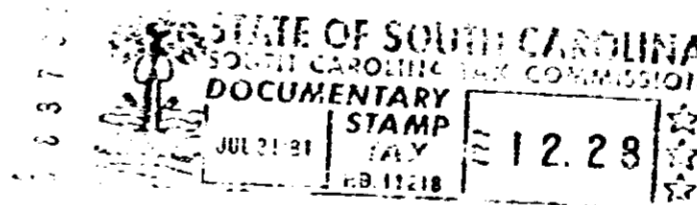
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand Seven Hundred and No/100 (\$30,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 31, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 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 lying, and being and situate in Chick Springs Township, County and State aforesaid at the western intersection of Edwards Road and Elaine Drive (formerly Kessler Street) being known and designated as Lot 3 on plat entitled "Pine Brook Development" prepared by W. N. Willis, Engineer, dated March 27, 1951, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book Z at Page 148 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Edwards Road joint front corner of Lots 2 and 3 as shown on the aforesaid plat and running thence along and with the joint property line of said two Lots N. 45-50 W. 144 feet to an iron pin; thence N. 44-45 E. 71 feet to an iron pin on the southern side of Elaine Drive (formerly Kessler Street); thence S. 52-53 E. 118.2 feet to an iron pin at the western intersection of said Drive and Edwards Road, thence running along and with the western side of Edwards Road, S. 27-05 W. 90 feet to the point of beginning.

The within property is the identical property conveyed to the Mortgagor herein by deed of Albert D. Mims and Julia Ann G. Mims and which said deed is being recorded simultaneously with the recording of the within instrument.



which has the address of 3109 Edwards Road, Taylors, South Carolina 29687 (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 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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