

FILED  
GREENVILLE CO. S. C.  
AUG 4 10 09 AM '81  
DONNIE TANKERSLEY  
R.M.C.

BOOK 1549 PAGE 1

# MORTGAGE

THIS MORTGAGE is made this 3rd day of August 1981, between the Mortgagor, James W. Hall and Ruth A. Hall (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").

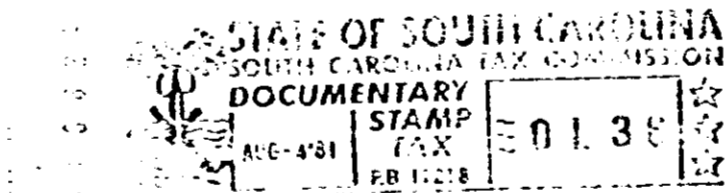
WHEREAS, Borrower is indebted to Lender in the principal sum of Three Thousand Four Hundred and No/100 (\$3,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 3, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 lot of land with the buildings and improvements thereon, situate on the East side of Keith Avenue, near the City of Greenville, in the State of South Carolina, shown as Lot No. 30 on plat of Eliza T. Looper property, made by R. E. Dalton, December, 1924, and recorded in the RMC Office for Greenville County in Plat Book "H" at pages 159 and 160, and having the following metes and bounds:

BEGINNING at an iron pin on the East side of Keith Avenue, at joint front corner of Lots Nos. 29 and 30, and running thence with the line of Lot No. 29, N. 71-20 E. 132.4 feet to an iron pin; thence N. 15-42 W. 56.4 feet to an iron pin; thence S. 71-20 W. 138.6 feet to an iron pin on the East side of Keith Avenue; thence with the East side of Keith Avenue, S. 22-0 E. 56.5 feet to the point of beginning.

This is that property conveyed to Grantor by deed of William H. Friddle, Sr., and Maude S. Friddle dated and filed concurrently herewith.



which has the address of 6 Keith Avenue Greenville, S. C. 29611 (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 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.

5CTO --- 1 AU 4 81 925 4.0001

4328 RV-2