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BOOK 1549 PAGE 525

MORTGAGE

THIS MORTGAGE is made this 27th day of July 1981, between the Mortgagor, E. Leon Price and Michele P. Price (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 Fifteen thousand, three hundred, thirty-three and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 27, 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 in the State of South Carolina, Greenville County, near the City of Greenville, lying on the west side of Shannon Drive, being shown and designated as Lot No. 2 on a plat of the property of E. D. Cobb, prepared by C. O. Riddle, Registered Surveyor, dated May, 1956, and having, according to said plat, the following courses and distances, to wit:

BEGINNING at an iron pin on the west side of Shannon Drive at a point 345 feet south from the southwest corner of the intersection of Edwards Road and Shannon Drive and running thence along the line of Lot No.1 as shown on said plat, S. 73-11 W. 213.4 feet to an iron pin; thence S. 9-15 E. 85.4 feet to an iron; thence N. 79-33 E. 45 feet to an iron pin; thence S. 28-24 E. 15 feet to an iron pin; thence N. 71-15 E. 199 feet to an iron pin on the west side of Shannon Drive; thence with the west side of Shannon Drive, N. 29-35 W. 100 feet to an iron pin, the point of beginning.

DERIVATION: This being the same property conveyed to Grantors herein by deed of Robert M. Miller and Mary Miller dated May 30, 1972, as recorded in the RMC Office for Greenville County, South Carolina, on June 23, 1972 in Deed Book 947, Page 89.

THIS conveyance is made subject to all restrictive covenants, rights of way, easements, and set back lines, if any, of record, and as shown on recorded plats.

This is the same property conveyed by deed of Langdon A. Erwin, III and Sandra U. Erwin, dated and recorded 8/11/77, volume 1062, page 313 of the RMC Office for Greenville County, SC.

which has the address of 6 Shannon Drive, Greenville, Greenville County, SC 29615 (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.

FILED AUG 10 1981 1436

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