



MORTGAGE

BOOK 1551 PAGE 143

THIS MORTGAGE is made this 17th day of August 1981 between the Mortgagor, David Arnold and Julia C. Arnold (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 Five thousand, six hundred, fourteen and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 17, 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 15, 1984.

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 improvements lying on the Southwestern side of Blossom Drive in Greenville County, South Carolina, being shown and designed as Lot No. 132 on a plat of KENNEDY PARK made by Piedmont Engineers & Architects, dated September 28, 1964, revised January 28, 1966, and recorded in the RMC Office for said County and State in Plat Book JJJ, page 179, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the Southern side of Blossom Drive at the joint front corner of Lots 132 and 133, and running thence along Blossom Drive, the following courses and distances, to wit: S. 87-18 E., 115.2 feet to an iron pin; S. 42-11 E. 35.3 feet to an iron pin, and S. 2-55 W. 107.9 feet to an iron pin at the joint corner of Lots 131 and 132; thence along the line of Lot 133, N. 2-42 E., 133 feet to an iron pin on Blossom Drive, the beginning corner.

The above described property is hereby conveyed subject to restrictions applicable to Kennedy Park, recorded in the RMC Office for Greenville County, SC in Deed book 773, page 527, and to rights of way and easements applicable to Kennedy Park shown on the aforementioned recorded plat and appearing of public record.

This is the same property conveyed by deed of Henry C. Harding Builders, Inc., dated 9/16/66, recorded 9/23/66 in volume 806 page 456 of the RMC Office for Greenville County, SC.

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which has the address of 103 Blossom Drive, Greenville, SC 29605 (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.

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