



MORTGAGE

BOOK 1551 PAGE 666

THIS MORTGAGE is made this 13 day of August 1981 between the Mortgagor, Kenneth R. Dill (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 Six Thousand, Eight Hundred and Ninety Dollars and 04/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 13, 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 Oct. 1, 1983;

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 situate on the East and West sides of Coleman Drive, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot B on plat of Lot for Kenneth R. Dill made by Terry T. Dill, Surveyor, said plat being recorded in the RMC Office for Greenville County, South Carolina in Plat Book 5-W at Page 58, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of Lots A and B and runs thence N. 00-45 E. 130 feet to an iron pin; thence N. 71-45 E. 100.4 feet to an iron pin, thence S. 08-09 E. 151 feet to an iron pin; thence S. 84-13 N. 118.8 feet to the beginning corner.

TOGETHER with the right, privilege and easement for ingress and egress, in and over that strip of land shown as Coleman Drive which extends from the property herein being conveyed to the Piedmont Avenue.

This being a portion of the same property conveyed to the grantors herein by deed of Arthur H. Moehlenbrock and Dorothy B. Moehlenbrock, of even date, to be recorded herewith.

This conveyance is subject to all restrictions, zoning ordinances, easements and rights-of-way, of record, affecting the above described property.

This is the same property conveyed by deed of W. R. Dill and Lucille Dill, dated 10-29-76 and recorded 10-29-76 in the RMC Office for Greenville County in Volume 1045, at Page 351.

which has the address of 11 Coleman Dr., 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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