



MORTGAGE

THIS MORTGAGE is made this 31st day of August 1981 between the Mortgagor, Larry E. Prince and Pamela J. Prince (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 Twelve Thousand Three Hundred Four Dollars and Twenty Cents Dollars, which indebtedness is evidenced by Borrower's note dated August 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 September 15, 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 with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the western side of LaJuan Drive, and being known and designated as Lot No. 13 according to a plat entitled Stratford, Section II, prepared by Campbell & Clarkson Surveyors, Inc. dated September, 1975 and recorded in the RMC Office for Greenville County in Plat book 5D at Page 90, with reference to said plat being hereby craved for the metes and bounds of said lot.

The above described property is the same acquired by the Grantor by deed from L. H. Tankersley recorded in the Greenville County R. M. C. Office on May 30, 1979 and is hereby conveyed subject to all rights of way, easements, conditions public roads, restrictive covenants and zoning ordinances affecting the subject property.

Grantee assumes and agrees to pay Greenville County property taxes for the tax year 1979 and subsequent tax years.

DERIVATION CLAUSE:

This is the same property conveyed by A. J. Prince Builders, Inc. by deed dated 9-25-79 recorded 9-27-79 in volume no. 1112 at page no 426.

which has the address of 17 LaJuan Drive, Greenville, South Carolina 29609 (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 seized 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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