

Oct 22 12 57 PM '81

DONNIE S. HARRISLEY
R.M.C.

LONG, BLACK & GASTON

MORTGAGE

BOOK 1555 PAGE 813

THIS MORTGAGE is made this 22nd day of October 1981, between the Mortgagor, LOWELL F. LILES, JR. AND SUSAN B. LILES (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 NINETY NINE THOUSAND SIX HUNDRED DOLLARS AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 22, 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 October 1, 2011

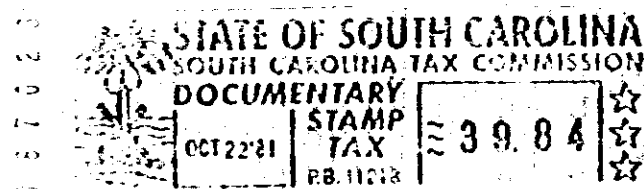
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land, situate, lying and being on the southern side of the cul-de-sac of Long Point Way, Greenville County, South Carolina, being shown and designated as Lot No. 56 on a plat of Holly Tree Plantation made by Enwright Associates, Engineers, dated May 28, 1973, recorded in the RMC Office for Greenville County, S. C. in Plat Book 4-X, Pages 32 through 37, and according to a more recent survey prepared by Freeland and Associates dated October 21, 1981, entitled "Property of Lowell F. Liles, Jr. and Susan B. Liles", and having the following metes and bounds to-wit:

BEGINNING at an iron pin on the south side of Long Point Way at the joint front corner of Lots 56 and 57, and running thence with the common line of said lots S. 10-50 E. 182.12 feet to an iron pin at the joint rear corner of Lots 56 and 57; thence running S. 56-13 W. 87.71 feet to an iron pin; thence running N. 30-06 W. 90.0 feet to an iron pin at the joint rear corner of Lots 55 and 56; thence running with the common line of said lots N. 40-51 E. 170.83 feet to an iron pin at the joint front corner of Lots 55 and 56; thence running along the curve of Long Point Way the cord of which is S. 61-58 E. 47.00 feet to an iron pin, this being the point of beginning.

THIS is the same property conveyed to the mortgagor herein by deed of Equitable Life Assurance Society of the United States, a New York Corporation, dated and recorded simultaneously herewith.

**Thence running N. 58-26 W. 81.47 feet to an iron pin



which has the address of 205 Long Point Way Simpsonville, S. C. 29681 (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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