

FILED  
GREENVILLE CO. S. C.  
OCT 22 1 00 PM '81  
DONNIE S. TANKERSLEY  
R.M.C.

LONG, BLACK & GASTON

MORTGAGE

BOOK 1555 PAGE 917

THIS MORTGAGE is made this 22nd day of October 1981, between the Mortgagor, JOHN W. SELLS, SR. (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").

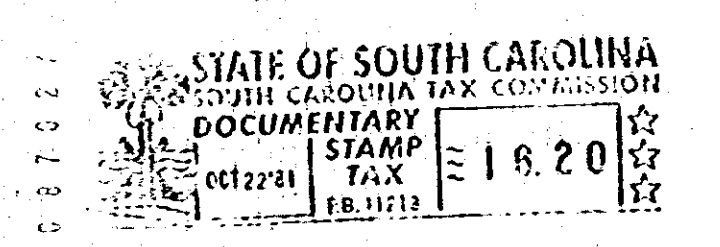
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY THOUSAND FIVE HUNDRED DOLLARS AND NO/100----- Dollars, which indebtedness is evidenced by Borrower's note dated October 22, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville being known and designated as Lot 23, on plat of Gray Fox Run Subdivision, prepared by C. O. Riddle, RLS, dated November 10, 1975, and recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 9 and revised March 4, 1976 and the revised plat is recorded in Plat Book 5-P at Page 16, and according to a more recent survey prepared by Freeland and associates, dated October 20, 1981, entitled "Property of John W. Sells, Sr., having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Cavendish Close at the joint front corner of Lot 23 and 24 and running thence with the joint line of said lots, S. 87-24 E., 135.4 feet to an iron pin at the joint rear corner of said lots; thence S. 2-36 W. 141.1 feet to an iron pin at the joint rear corner of Lots 22 and 23; thence along the common line of said lots, N. 56-24 W. 142.5 feet to an iron pin on the eastern side of the cul-de-sac of Cavendish Close; thence along said cul-de-sac, N. 0-19 W. 55.8 feet to an iron pin; thence N. 37-57 W. 16 feet to an iron pin at the joint front corner of Lots 23 and 24, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagor herein by deed of William C. Vann and Sheila N. Vann, dated October 22, 1981, and recorded simultaneously herewith.



which has the address of #9 Cavendish Close, Taylors, South Carolina 29687 (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.

6010 2002281 015 40000

0913

4328 RV-2