



MORTGAGE

THIS MORTGAGE is made this 15th day of October 1981, between the Mortgagor, Gaynell H. Fuller and Billy Glen Fuller, Jr. (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 One thousand, five hundred, sixty-three and 84/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 15, 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 May 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, lying and being on the southern side of Highlawn Avenue, near the City of Greenville, in the County of Greenville, State of SC and known and designated as Lot No. 2 of a subdivision of property of G. C. Douglas Estate, plat of which is recorded in the RMC Office for Greenville County, in plat book F. at page 126, said lot having such metes and bounds as shown thereon.

This property was acquired by Billy G. and Gaynell H. Fuller by deed of George Romney, Secretary of Housing and Urban Development of Washington, DC dated April 8, 1970 and filed April 27, 1970 in the RMC Office for Greenville County, SC in deed book 888 at page 551.

Billy G. Fuller died intestate on July 21, 1974, leaving as his heirs at law his wife, Gaynell H. Fuller, and two children, Glenda Ann Bolding and Billy Glenn Fuller, Jr. Glenda Ann Bolding deeded her interest in the said property by a Quitclaim Deed to Gaynell H. Fuller, dated August 1, 1980, and filed in the RMC Office for Greenville County in Deed book 1130, page 842.

This is the same property conveyed by deed of the Estate of Billy Glen Fuller unto Gaynell H. Fuller and Billy Glen Fuller, Jr. and Glenda Ann Bolding probated July 25, 1974 in Apt. 1348 file 11 of the Probate Court for Greenville County, SC. ALSO- This is the same property conveyed by deed of Glenda Anne Bolding unto Gaynell H. Fuller and Billy Glen Fuller, Jr., by deed dated 8/1/80, recorded 8/11/80 in volume 1130 page 842 of the RMC Office for Greenville County, SC.

which has the address of 503 Highlawn Ave., Greenville, SC 29611 (Street) (City) (herein "Property Address"); (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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REC'D TO RECORD