

REC'D
S.C.
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H.C. BERSLEY

MORTGAGE

THIS MORTGAGE is made this 30th day of December, 1981, between the Mortgagor, Stanley R. Dunn and Carolyn G. Dunn (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 Thirty-Four Thousand Seven Hundred and no/100 (\$34,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 30, 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 January 1, 2012.

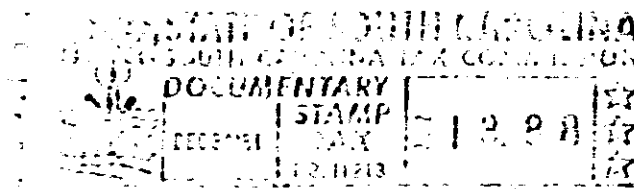
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 Greenville County, South Carolina, at the western end of Sylvatus Court, and being known and designated as Lot 55 of Richmond Hills, Section 5, as shown on a Plat thereof recorded in the RMC Office of Greenville County in Plat Book WWW at page 38, and having the following metes and bounds according to a more recent plat thereof entitled "Richmond Hills Sec. 5 Lot 55 property of Stanley R. Dunn & Carolyn G. Dunn" prepared by Freeland & Associates, dated December 22, 1981:

Beginning at an iron pin on the western end of Sylvatus Court at the joint front corner of Lots 55 and 54, and running thence with the line of Lot 54, S. 30-05 W., 137.6 feet to an iron pin on the line of Lot 50; thence with the line of Lot 50, N. 61-26 W., 75 feet to an iron pin; thence with the line of Lots 49 and 48, N. 11-52 W., 100.5 feet to an iron pin; thence with the line of Lot 47, N. 27-36 E., 40.6 feet to an iron pin at the joint rear corner of Lots 55 and 56; thence with the line of Lot 56, N. 88-15 E., 141.0 feet to an iron pin on the western end of Sylvatus Court; thence with the curvature of the western end of Sylvatus Ct.; chord of which is S. 4-07 W., 55 feet to the point of beginning.

For deed into mortgagors see deed from Charles B. Duncan, Jr., and Carol M. Duncan dated December 30, 1981, and recorded herewith.

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which has the address of 9 Sylvatus Court, Greenville, S. C. 29609 (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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