



MORTGAGE

THIS MORTGAGE is made this 19th day of November 1981, between the Mortgagor, Earl L. Little, Jr. and Sarah B. Little (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 Fifteen thousand, four hundred, forty-one and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 19, 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 December 1, 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 lot of land on the northwestern side of Bethel Road in Austin Township, Greenville County, South Carolina, being shown as Lot No. 6 on a Plat of the Sub-division of S.I. RANCHETTES made by Dalton & Neves, Engineers, dated April, 1965, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book JJJ, Page 31, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Bethel Road the joint front corners of Lots Nos. 6 and 7 and running thence N. 39-22 W. 437.2 feet to an iron pin; thence N. 52-54 E. 220 feet to an iron pin, thence S. 43-19 E. 431-9 feet to an iron pin on the Bethel Road; thence along the northwestern side of the Bethel Road S. 46-32 W. 80 feet to an iron pin, thence continuing along said side of said Road S. 53-23 W. 170 feet to an iron pin, the beginning corner.

This is and same property conveyed by deed of Piedmont Holdings, Inc. to Earle L. Little, Jr. and Sarah B. Little, dated 7/12/65, recorded 10/28/65, in volume 785, at page 75 of the R.M.C. Office for Greenville County, SC.

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which has the address of Lot 6, Bethel Road Simpsonville, SC 29662 (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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