

FILED
CO. S. C.
JAN 7 12 51 PM '82
JOHN J. LANNERSLEY
R.M.C.

MORTGAGE

BOOK 1581 PAGE 241

THIS MORTGAGE is made this 7th day of January 1982, between the Mortgagor, DONALD D. DEMING and MARY E. DEMING (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 Twenty Four Thousand and no/100 (\$24,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 7, 1982 (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, 2002;

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, with the buildings and improvements thereon, in the City of Greenville, County of Greenville, State of South Carolina, being known as Lot No. 100, Property of Central Development Corporation, a plat of which is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book BB, Pages 22 and 23, and having, according to said plat and a plat thereof by R. B. Bruce, R. L. S., dated December 16, 1981, captioned "Property of Donald D. Deming and Mary E. Deming," the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Holmes Drive at the joint front corner of Lots Nos. 100 and 101, and thence with the joint line of said lots, S 71-16 E 164.2 feet to an iron pin in the joint rear corner of said lots; thence with the joint rear line of Lots Nos. 100 and 112, S 39-04 W 107.7 feet to an iron pin in the joint rear corner of said lots; thence with the joint line of Lots Nos. 99 and 100, N 70-32 W 113.5 feet to an iron pin in the joint front corner of said lots in the eastern side of Holmes Drive; thence with the eastern side of Holmes Drive, N 11-18 E 100 feet to the point of beginning.

Being the same property conveyed to the Mortgagors by deed of Herman Ollman and Lillian F. Ollman, to be recorded herewith.

STATE OF SOUTH CAROLINA
DEPARTMENT OF REVENUE
DOCUMENTARY STAMP
\$ 03.80

which has the address of 317 Holmes Drive Greenville S.C. 29609 (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.

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