



MORTGAGE

BOOK 1563 PAGE 333

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THIS MORTGAGE is made this 26th day of January 1982 between the Mortgagor, Clarence F. Davis, Jr. and Marion F. Davis (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 thousand, seven hundred seven and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 26, 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 2/1/87.

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, situate, lying and being in the State of South Carolina, County of Greenville, on Longmeadow Road, being known and designated as Lot No. 3, Block A, of Brook Glenn Gardens, Section No. 2, as shown on a Plat thereof recorded in the R. M. C. Office for Greenville County, in Plat Book WWW, at Page 5, and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northwestern side of Longmeadow Road at the joint front corner of Lots 2 and 3 and running thence along the line of Lot 2 N. 35-10 W. 159.4 feet to an iron pin; thence N. 55-00 E. 105.0 feet to an iron pin at the joint rear corner of Lots 3 and 4; thence along the line of Lot 4 S. 34-40 E. 144.8 feet to an iron pin on Longmeadow Road; thence along Longmeadow Road and following the curvature thereof, the chords being S. 49-11 W. 72.0 feet and S. 42-16 W. 33.0 feet to the beginning corner.

This conveyance is made subject to such easements, rights-of-way and restrictions of record or as appear on the premises.

This is the same property conveyed by deed of Jack E. Shaw, Builders, Inc. to Clarence F. Davis, Jr. and Marion F. Davis, dated 5/26/72, recorded 5/29/72, in Volume 945, at Page 10, in the R.M.C. Office for Greenville County, SC.

which has the address of 108 Long Meadow Road Taylors SC (State and Zip Code) (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 seized 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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