

FILED  
CO. S. C.  
FEB 22 1 23 PM '82

# MORTGAGE

THIS MORTGAGE is made this 19th day of February 1982, between the Mortgagor, DAVID M. HAERSLEY and Sheila H. Duncan (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-two thousand and no/100ths (\$32,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 19, 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 February 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 lot of land in the County of Greenville, State of South Carolina, being shown as Lot 28 on plat of Blueberry Park recorded in Plat Book BB at page 18, and fronting on Strawberry Drive, and having the following metes and bounds:

BEGINNING at an iron pin on the western side of Strawberry Drive at the joint corner of Lots 28 and 29; thence along the common line of said lots, N 86-55 W 158 feet to an iron pin; thence along the rear line of Lot #28 N 3-10 E 80 feet to an iron pin; thence along the common line of Lots 27 and 28; S 86-55 E 158 feet to an iron pin on the western side of Strawberry Drive; thence along said Drive, S 3-05 W 80 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed from Linwood R. and Doris J. McDowell of even date to be recorded herewith in the RMC Office for Greenville County.

In addition to and together with the monthly payments of principal and interest under the terms of the Note secured hereby, the mortgagor promises to pay to the mortgagee a monthly premium necessary to carry private mortgage guaranty insurance until the principal balance reaches 80 percent of the original sales price or appraisal, whichever is les. The estimated monthly premium for the first nine years will be .02 percent of the original amount of the loan. The estimated monthly premium for each year thereafter will be .01 percent of the original principal balance of this loan. The mortgagee may advance this premium and collect it as part of the debt secured by the mortgage if the mortgagor fails to pay it.

which has the address of 9 Strawberry Drive, Greenville (Street) (City)  
South Carolina 29611 (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 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.

420 B 24181801

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP TAX  
FEB 22 1982

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