



MORTGAGE

THIS MORTGAGE is made this 1st day of February, 1982, between the Mortgagor, Frank S. Willis and Alice L. Willis (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 eleven thousand, six hundred, one and 12/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 1, 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, 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Lot 17 on plat of PINE VALLEY ESTATES, SEC. 1, recorded in the RMC Office for Greenville County in Plat Book MM, Page 138 and also as shown on a more recent survey entitled, "Property of Frank S. Willis and Alice L. Willis", prepared by Freeland & Associates, dated May 15, 1980, and recorded in the RMC Office for Greenville County in Plat Book 7-2, Page 99, and having, according to the more recent survey, the following metes and bounds, to wit:

BEGINNING at an iron pin located on the northeasterly side of Carlton Drive, joint front corner of lots 17 and 18 and running thence with the common line of said lots, N 28-44 E. 141.7 feet to an iron pin; thence turning and running S 60-17 E 100.0 feet to an iron pin, joint rear corner of Lots 16 and 17; thence along the common line of said lots 16 and 17, S 28-44 W 140.0 feet to an iron pin on the northeasterly side of Carlton Drive; thence turning and running along Carlton Drive, N 61-16 W 100.0 feet to an iron pin, the point of beginning.

This being the same property conveyed by deed of Thomas M. Lytle and Patricia C. Georgiades Lytle to Frank S. Willis and Alice L. Willis, dated 5/16/80, recorded 5/19/80, in Volume 1126, at Page 46, in the RMC Office for Greenville County, SC.

which has the address of 109 Carlton Drive, Mauldin, SC 29662 (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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