



MORTGAGE

THIS MORTGAGE is made this 1st day of March 1982 between the Mortgagor, Arthur E. Tipton and Thelma L. Tipton (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 Ten thousand, eight hundred, eighty-nine and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 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 March 15, 1987

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 those pieces, parcels or lots of land with improvements thereon lying on Aiken Circle and Hodgens Drive in Greenville County, South Carolina, being shown and designated as Lots Nos. 20 and 22 on a Plat of PROPERTY OF LEILA S. HODGENS, made by J. Coke Smith & Son, Surveyors, dated January, 1956, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book JJ at Page 189, reference to which is hereby craved for the metes and bounds, thereof.

THIS is the same lots of land conveyed to the Grantor, Charles Bennett and Robert runsey by Charles J. Satterfield, by deed dated April 21, 1971, and recorded in the RMC Office for Greenville County, SC in deed book 913 at page 315, the interests of Charles Bennett and Robert Rumsey having been subsequently conveyed to the Grantor by deed recorded July 16, 1971, in volume 920 page 444 & 457.

As a part of the consideration for this conveyance the grantee herein assumes and agrees to pay that certain mortgage given by Raymond Eskew and Mary Jane Eskew in the amount of \$13,7000.00 to Collateral Investment Co. recorded May 18, 1967, in mortgage volume 1057 page 661 on which there is a balance due of approximately 12,950.00.

This is the same property conveyed by Larry Carper on September 1, 1971, recorded Novemeber 4, 1971, in Vol. 929 at page 112 in the RMC Office of Greenville County, SC.

which has the address of 32 Hodgens Drive, Greenville, SC 29611 (herein "Property Address");
(Street) (City) (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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