



# MORTGAGE

THIS MORTGAGE is made this 24th day of February, 1982, between the Mortgagor, John D. Dennis, III and Linda A. Dennis (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 Eighteen thousand, seven hundred, eighty-seven and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 24, 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 that certain piece, parcel or lot of land situate, lying and being on the southeasterly side of Rockwood Drive, in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 11 on Plat of Meyers Park Subdivision, Section 1, prepared by C. O. Riddle, Surveyor, dated September, 1976, recorded in the RMC Office for Greenville County in Plat Book 5P, Page 53, and revised plat dated November 10, 1976, recorded in the RMC Office for Greenville County in Plat Book 5P, Page 56, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Rockwood Drive at the joint front corner of Lots Nos. 10 and 11 and running thence with the line of Lot No. 10, S. 68-42 E. 186.43 feet to an iron pin at the joint rear corner of the premises herein described and property now or formerly of Rockwood Park Subdivision; thence with property now or formerly of Rockwood Park Subdivision the following courses and distances; S. 19-12 W. 64.38 feet to an iron pin; thence S. 13-06 E. 67.46 feet to an iron pin at the joint rear corner of Lots 11 and 12; thence with the line of Lot No. 12 N. 68-42 W. 226.92 feet to an iron pin on Rockwood Drive; thence with Rockwood Drive N. 21-18 E. 120 feet to the point of beginning.

This is the same property conveyed by deed of HBA Properties, Inc. to John D. Dennis, III and Linda A. Dennis dated 1/14/77, recorded 1/19/77, in Deed Volume 1049, at Page 843, in the RMC Office for Greenville County, SC.

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which has the address of 252 Rockwood Dr. Greenville, SC 29605 (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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