



MORTGAGE

BOOK 1566 PAGE 317

THIS MORTGAGE is made this 12th day of March 1982 by and between the Mortgagor, Larry Warren Holloway and Eleanor R. Holloway (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 Four Hundred Forty Six Dollars and No Cents Dollars, which indebtedness is evidenced by Borrower's note dated March 12, 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 April 1, 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 piece, parcel or lot of land, together with buildings and improvements thereon, situate, lying and being on the Southeastern side of Montis Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 13 on a Plat of Paris View Subdivision, made by Dalton & Neves, dated October, 1957 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 11, Page 26, reference to which is hereby created for the metes and bounds thereof.

This is that same property conveyed by deed of Ran-Co Company, A Partnership to Larry Warren Holloway and Eleanor Robin Holloway dated 2/21/75, recorded 2/24/75, in Volume 1014, at Page 927, in the RMC Office for Greenville County, SC.

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which has the address of 46 Montis Drive Greenville, South Carolina 29609 (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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