



# MORTGAGE

THIS MORTGAGE is made this 18th day of March 1982, between the Mortgagor, William T. Osteen and Linda F. Osteen (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 Five thousand, five hundred, ninety-eight and 24/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 18, 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, 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 of lot of land, situate and being in the State of South Carolina, County of Greenville, on the eastern side of Keller Road, being shown and designated as Lot 3 on plat of property of Boyd C. Lister, recorded in the R.M.C. Office for Greenville County in Plat Book RRR, Page 173, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Keller Road at the southwest corner of Lot No. 3 and running thence along Keller Road N. 14-40 E., 120 feet to an iron pin; thence S. 85-20 E., 180 feet to an iron pin; thence S. 04-40 W., 120 feet to an iron pin; thence N. 85-20 W., 180 feet to an iron pin, the point of beginning.

This conveyance is made subject to all easements, restrictions, and rights of way, if any, appearing of record affecting this property.

This is the same property conveyed by deed of Sara F. Satterfield to William T. Osteen and Linda F. Osteen, dated 12/24/78, recorded 2/28/78, in Volume 1074, at Page 378, in the R.M.C. Office for Greenville County, SC.

which has the address of Rt. 1, Keeler Road, Taylors, SC 29687 (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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