



# MORTGAGE

THIS MORTGAGE is made this 19th day of March 1982, between the Mortgagor, Linda Jean Rush (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 Twenty-three thousand, thirty-three and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 19, 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 situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as .40 acres on the southern side of Boling Road as shown on plat of "Property of Gus Knodros" dated September 1972, prepared by Dalton & Neves Co., Engineers, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of this tract and Lot #1-A, which iron pin is 165 feet from the intersection of Boling Road and Kondros Circle; running thence S. 10-10 E. 175.7 feet to an iron pin; running thence S. 85-03 W. 100 feet to an iron pin on the southern side of Boling Road; running thence down southern side of Boling Road N. 85-03 E. 100 feet to the point of beginning.

This conveyance is subject to existing easements, rights-of-way, reservations and restrictions of record.

This is the same property conveyed by deed of E. M. Hanna to Linda Jean Rush, dated 2/17/75, recorded 2/19/75, in Volume 1014, at Page 781, in the RMC Office for Greenville County, SC.

which has the address of #2 Boling Road, Rt. #13, Greenville, SC 29611 (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 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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