



MORTGAGE

BOOK 1567 PAGE 352

THIS MORTGAGE is made this 31st day of March 1982 between the Mortgagor, James Lamar Langford and Sibyl Belle Langford (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, two hundred, seventy-three and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 31, 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 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 lot of land in the State of South Carolina, County of Greenville lying about 2 miles east of Table Rock Reservoir, containing approximately 7.2 acres, and being shown as tract 4-B on the plat of Property of W. A. Pearson and Carlos P. Garner prepared by T. Craig Keith, Surveyor, dated 3/15/73 and recorded in Plat Book 5-E at page 55 and having, according to such plat, the following metes and bounds, to-wit:

BEGINNING at a pin on the northerly side of a paved road at the joint front corner with Tract #3 of the GTS Ferguson Property, and running thence along said Tract #3, S. 11 W. 1174 feet to an iron pin just north of the South Saluda River; thence S. 11 W. 50 feet more or less, to the center line of the South Saluda River; thence with the center of said River as the line (the traverse line being shown as N. 58 W. 32.2 feet, N. 69-30 W. 200 feet, and N. 65 W. 46.8 feet) in a northwesterly direction to the joint rear corner with Tract 4B thence with Tract 4B, N. 14 E. approximately 50 feet to an iron pin lying north of said River; thence, continuing along the line of Tract 4B, N. 14 E. 1139.2 feet to a pin on the northerly side of a paved road; thence along the northerly side of said road, S. 78 E. 214 feet to the point of beginning.

This is the same property conveyed by deed of Carlos P. Garner and Mary Jo Garner to Sibyl Belle Langford and James Lamar Langford, dated 5/31/76, recorded 6/1/76, in Volume 1037, at Page 214, in the RMC Office for Greenville, County, SC.

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which has the address of Tablerock Road Cleveland SC 29635 (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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