

MORTGAGE

THIS MORTGAGE is made this 14th day of April 1982, between the Mortgagor, Ned C. Gray and Gretchen P. Gray (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 Forty Seven Thousand Seven Hundred Five and 32/100 (\$47,705.32) dollars, which indebtedness is evidenced by Borrower's note dated April 14, 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 May 1, 1989.

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 on the Northern side of Coach Hill Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 72 of the Subdivision known as Pelham Woods, Section I, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 4-F at Page 33, and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Coach Hill Drive, at the joint front corner of Lots Nos. 72 and 73, and running thence with the joint line of said Lots No. 8-30 W. 150 feet to an iron pin, running thence N. 81-30 E. 100 feet to an iron pin at the joint rear corner of Lots Nos. 71 and 72; running thence with the joint line of said Lots S. 8-28 E. 149.57 feet to an iron pin on the Northern side of Coach Hill Drive; running thence with the Northern side of said Drive S. 81-04 W. 65.17 feet to an iron pin; thence continuing with said Drive S. 81-30 W. 34.73 feet to an iron pin, point of beginning.

This being the same property acquired by mortgagor by deed from Howard R. Hrbek and Norma F. Hrbek, recorded on June 3, 1980, in the R.M.C. Office for Greenville County in Deed Book 1126 at Page 924.

This is a second mortgage junior in lien to that first mortgage to South Carolina Federal Savings and Loan as recorded in Mortgage Book 1504 at Page 467.

which has the address of 5121 Coach Hill Drive Greenville
[Street] [City]
South Carolina 29615 (herein "Property Address");
[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 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.

RECORDED
DOCUMENTARY
APR 21 1982
SOUTH CAROLINA
COMMISSION

APR 21 1982
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