



MORTGAGE

THIS MORTGAGE is made this 19th day of April 1982 between the Mortgagor, Johnny Ray Hendricks and Vera S. Hendricks (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY ONE THOUSAND ONE HUNDRED THIRTY & 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated APRIL 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 JUNE 2, 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 lot of land located, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 6 on a Plat entitled, Section I, Powderhorn, dated July 26, 1973, most recently revised March 1, 1974, prepared by Piedmont Engineers and Architects, recorded in the RMC Office for Greenville County, in Plat Book 4X at page 95, and having such metes and bounds as appear by reference thereto. Said lot fronts on the Northeasterly side of a cul de sac on Rabon Court.

This property is conveyed subject to restrictive covenants, if any, and any easements or rights of way affecting same.

This is the identical property conveyed to the Grantor by Deed of American Service Corporation of South Carolina, recorded in Deed Book 1030 at Page 111 and recorded in the RMC Office for Greenville County on January 13, 1976.

This being the same property conveyed to Johnny R. Hendricks and Vera S. Hendricks by deed from Jeff R. Richardson, Jr. recorded in the RMC Office for Greenville County, South Carolina on April 22, 1977 in Deed Book 1055 on Page 143 and Dated April 19, 1977.

which has the address of 110 Rabon Ct., Simpsonville, South Carolina, 29681 (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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