



MORTGAGE

BOOK 1589 PAGE 730

THIS MORTGAGE is made this 26th day of April 1982, between the Mortgagor, Jurian W. VanRiper and Greta M. VanRiper (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, seven hundred, eighty-three and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 26, 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, 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, with improvements thereon, situate, lying and being on the southern side of Chantilly Court near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 132 on plat of Botany Woods, Sector III recorded in the R.M.C. Office for Greenville County in Plat Book RR.at Page 37 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Chantilly Court at the corner of Lot No. 133 and running thence with Chantilly Court S. 64-30 W., 80 feet to an iron pin at the corner of Lot 131; thence with the line of said lot S. 3-32 W., 194.6 feet to an iron pin; thence N. 83-02 E., 160 feet to an iron pin in the line of Lot 132; thence with the line of said Lot N. 7-33 E., 173.4 feet to an iron pin in the line of Lot No. 133; thence with the line of said lot, N. 69-25 W., 103 feet to the point of beginning.

This is that same property conveyed by deed of Phillip W. Key and Annette N. Key to Jurian W. Van Riper and Greta M. Van Riper, dated 6/25/76, recdrded 7/8/76, in Deed Volume 1039, at Page 266, in the R.M.C. Office for Greenville County, SC.

which has the address of 12 Chantilly Court, Greenville, Greenville County, SC 29615 (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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