

REC
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MORTGAGE

BOOK 1589 PAGE 991

THIS MORTGAGE is made this 13th day of May 1982, between the Mortgagor, Bobby J. Jones and Mary E. Jones

(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 Sixty-one Thousand Seven Hundred and no/100 (\$61,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 13, 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, 2010;

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 certain piece, parcel, or lot of land situate, lying, and being in the State of South Carolina, County of Greenville, in the City of Mauldin, being shown and designated as Lot No. 22 on a plat entitled "Rustic Estates" dated April 16, 1974, by Piedmont Engineers-Architects-Planners and recorded in the RMC Office for Greenville County in Plat Book 4-R at Page 71 and having, according to a new plat prepared by Richard D. Wooten, Jr., RLS, dated April 21, 1980, recorded in said RMC Office in Plat Book 7-Z at Page 35, such metes and bounds as are more fully shown thereon.

This being the same property conveyed to mortgagors herein by deed of Karin H. Griffin dated and recorded May 13, 1982, in Book 1166 at page 815.

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which has the address of 113 Muscadine Drive Mauldin
SC 29662 (State and Zip Code) (Street) (City)
(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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