

S. C.

LONG, BLACK & GASTON

PM '82

MORTGAGE

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RSLEY

THIS MORTGAGE is made this 17th day of June 19.82, between the Mortgagor, TIMOTHY M. DELANEY AND MARJORIE D. DELANEY (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").

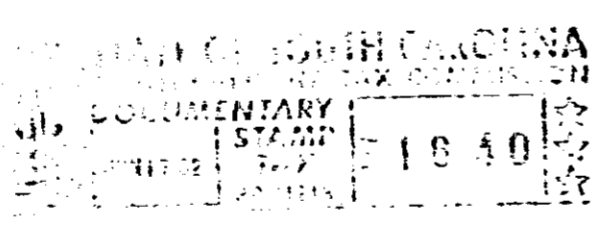
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY ONE THOUSAND DOLLARS AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 17, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2002;

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 S. C. County of Greenville, City of Greenville, being known and designated as part of Lots Nos. 196 and 197 of a subdivision known as Traxler Park as shown on a plat of said Subdivision recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book F at Page 114 and 115 and having, according to a more recent survey prepared by Freeland and Associates, dated June 16, 1982, entitled "Property of Timothy M. Delaney and Marjorie D. Delaney, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Mt. Vista Avenue, which iron pin is located 54.2 feet Southwest of Rock Creek Drive, and running thence S. 24-38 E. 190 feet to an iron pin; thence along the rear line of Lots Nos. 201 and 202 S. 64-37 W. 67 feet to an iron pin; thence N. 25-23 W. 190 feet to an iron pin on the Southeastern side of Mt. Vista Avenue; thence with the Southeastern side of Mt. Vista Avenue N. 64-37 E. 69.5 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagor's herein by deed of David G. Ellison and Frances D. Ellison dated June 16, 1982, and recorded simultaneously herewith.



which has the address of 150 Mount Vista Avenue Greenville South Carolina 29605 (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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