



MORTGAGE

THIS MORTGAGE is made this 28th day of MAY 1982 between the Mortgagor, Kaye A. Reynolds, Ruth S. McKeown, Robert C. Reynolds (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 three thousand eight hundred fifteen dollars and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 28 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 July 15 1992

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, with the buildings and improvements thereon, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the Southwesterly side of Longview Terrace, being known and designated as Lot No. 27 on plat of Forest Heights as recorded in the RMC Office for Greenville County, S.C., in Plat Book P, Page 71, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southwesterly side of Longview Terrace, which iron pin is 135.8 feet in a Southeasterly direction from the curvature of East Faris Road and Longview Terrace, joint front corner of Lots 27 and 28; thence along the joint line of said lots, S. 64-30 W. 132.8 feet to an iron pin; thence along the rear line of Lots 1 and 2, S. 33-47 E. 128.2 feet to an iron pin, joint rear corner of Lots 26 and 27; thence along the joint line of said Lots, N. 40-37 E. 153.1 feet to an iron pin in the line of Longview Terrace; thence along the Southwesterly side of Longview Terrace, N. 47-0 W. 70 feet to an iron pin, the point of beginning.

This is the same property conveyed by deed of James J. Gillivan to Robert C. Reynolds, Kaye A. Reynolds and Ruth S. McKeown dated and recorded 4/7/76 in Deed Volume 1034, at Page 317, in the R.M.C. Office for Greenville County, SC.

which has the address of 459 Longview Terrace Greenville SC (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.

GCTG --- 1 JN2282 1213

4.00CT

01-047257-98

19 4 17 9

4328 RV-2