



MORTGAGE

BOOK 1573 PAGE 421

THIS MORTGAGE is made this 9th day of June 1982 by the Mortgagor, Ralph Looper (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 Five thousand, three hundred, sixty and 76/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 9, 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 15, 1985

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 situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, being known and designated as part as Lot Number 62 of Furman and Haynsworth subdivision, and being more particularly shown on plat entitled "Property of Ralph Looper" prepared by Greeland and Associates, dated January 22, 1979 and recorded in Plat Book 6-Z at Page 21, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Perry Avenue at the joint front corner of this lot and property of McCombs, said point being 252 feet, more or less, from the intersection of Perry Avenue with Queen Street, and running thence along said Perry Avenue, N. 65-37 W. 50.2 feet to an old iron pin; thence turning and running, N. 22-33 E. 128.4 feet to an old iron pin; thence turning and running, S. 73-05 E. 50.0 feet to an old iron pin; thence turning and running, S. 22-22 W. 135.0 feet to the point of beginning.

This is that same property conveyed by deed of Helen B. Cann to Ralph Looper, dated January 22, 1979, recorded January 23, 1979, in Deed Volume 1095, at Page 863, in the R.M.C. Office for Greenville County, SC.

which has the address of 510 Perry Ave., Greenville, SC 29611 (Street) (City) (herein "Property Address"); (State and Zip Code)

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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