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ATTORNEYS AT LAW, P.A.  
P.O. BOX 426  
GREENVILLE, S.C. 29602  
BOOK 1573 PAGE 681

1982 PH '82  
S. MORTGAGE

THIS MORTGAGE is made this 25th day of June 1982, between the Mortgagor, Daniel L. & Lucille F. Brunson (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 Fifty One Thousand And No/100 (\$51,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 25, 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 1, 2008;

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 on the Western side of Coach Hills Drive, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 86 of a Subdivision known as Coach Hills, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 4-X at Pages 85 and 86, said Lot having such metes and bounds as shown thereon.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property and specifically to drainage easement along rear line and the joint line of Lots Nos. 85 and 86 as shown on the recorded plat.

This is the same property conveyed to the Mortgagors herein by deed of Better Homes of Greenville, Inc. dated June 25, 1982 and recorded June 25, 1982 in Deed Book 1169 at Page 238.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
20.40

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which has the address of 4909 Coach Hills Drive, Greenville, South Carolina 29615 (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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