

96
S. C.
PLU '82
NSLEY

MORTGAGE

1574 819

THIS MORTGAGE is made this 9th day of July, 1982 between the Mortgagor, Johnie Max Culpepper and Geraldine B. Culpepper (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").

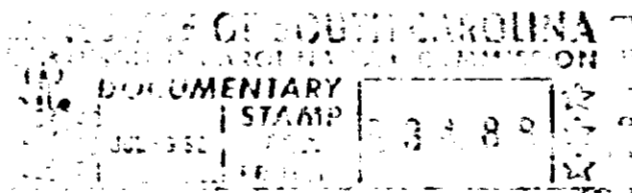
WHEREAS, Borrower is indebted to Lender in the principal sum of EIGHTY-SEVEN THOUSAND TWO HUNDRED (\$87,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 9, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2012

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 on the southeastern side of Sturbridge Drive, Greenville County, South Carolina, being shown and designated as Lot 147 and Part of Lot 148, DOVE TREE, on a Plat prepared June 29, 1982, by Jones Engineering Service, entitled 'Property of Johnie Max Culpepper and Geraldine B. Culpepper', recorded in the RMC Office for Greenville County in Plat Book 9-6, at Page 54, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Sturbridge Drive, joint front corner of Lots 147 and 148, and running thence with a new line, S 42-40 E, 172.6 feet to an iron pin; thence S 27-04 W, 6.9 feet to an iron pin; thence with the rear line of Lot 147, S 56-37 W, 120.3 feet to an iron pin, joint rear corner of Lots 146 and 147; thence with the common line of said Lots, N 42-40 W, 160 feet to an iron pin on the southeastern side of Sturbridge Drive; thence with said Drive, N 49-20 E, 125 feet to an iron pin, the point of beginning.

This is the same property conveyed by M. L. Lanford, Jr. to Mortgagors herein by deed dated July 9, 1982, to be recorded simultaneously herewith.



which has the address of 108 Sturbridge Drive, Greenville, SC 29615 (herein "Property Address");
[Street] [City] [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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