



MORTGAGE

BOOK 1575 PAGE 571

THIS MORTGAGE is made this 24th day of June 1982, between the Mortgagor, David Phelps and Maggie Phelps (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 Four thousand, one hundred, forty-seven and 92/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 24, 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 7/1/85

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 Greenville County, South Carolina and being the westerly one-half of Lot No. 18, Section A, of Glenn Farms, plat of which is recorded in the RMC Office for Greenville County in Plat Book M, at Page 75, and having the following metes and bounds, to-wit:

BEGINNING at a point on the northerly side of Glenn Road at the joint front corner of Lots Nos. 18 and 19 and running thence with the line of said lots, N. 3-30 E. 226 feet; thence N. 87 E. 45.3 feet; thence in a new line through Lot 18, S. 3-40 W. 204.1 feet to a point on Glenn Road; thence with Glenn Road, S. 71 W. 50.9 feet to the point of beginning.

This is that same property conveyed by deed of Otis Causey to David Phelps, dated 10/15/70 recorded 5/3/72, in Deed Volume 942, at Page 423, in the R.M.C. Office for Greenville County, SC.

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which has the address of 132 Glenn Rd Greenville SC 29607 (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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