



MORTGAGE

BOOK 1575 PAGE 587

THIS MORTGAGE is made this 29 day of June 1982 between the Mortgagor, Carl H. Lambert, Jr. and Charlotte E. Lambert (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand, Two Hundred and Three Dollars and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 29, 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 August 1, 1987

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, lying and being situate in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 12, Brook Glenn Gardens, on plat entitled "Property of Carl H. Lambert, Jr. and Charlotte E. Lambert" as recorded in Plat Book \*-W, at Page 9, in the RMC Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Ravensworth Road, said pin being at the joint front corner of Lots 12 and 13, running thence along said joint line, S. 60-17 W. 150.0 feet to an iron pin; thence N. 29-43 W. 115.0 feet to an iron pin; thence N. 60-17 E. 125.0 feet to an iron pin; thence S. 54-22 E. 60.5 feet to an iron pin; thence S. 29-43 E. 60.0 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the grantors herein by deed of John M. and Marilyn B. Gladney as recorded in Deed Book 1137 at Page 913, in the RMC Office for Greenville County, S.C., on November 25, 1980.

THIS property is conveyed subject to all easements, restrictions, zoning ordinances and rights-of-way of record, or on the ground, which may effect said lot.

THIS is the same property conveyed by deed of Eugene Pritchard and Olga Pritchard, dated October 16, 1981 and recorded October 19, 1981 in the RMC Office for Greenville County in Volume 1156, at Page 954.

2 Ravensworth Rd., Taylors, S.C. 29687 which has the address of (Street) (City) (State and Zip Code) (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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