



MORTGAGE

THIS MORTGAGE is made this 29th day of June 1982 between the Mortgagor, William J. Newhouse, III and Terri D. Newhouse (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 Twenty thousand, 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 July 15, 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 lot of land with the improvements thereon, situate on the western side of Parkins Mill Road, (formerly known as Dakota Avenue) in the County of Greenville, State of South Carolina, being shown as Lot A on a revised portion of Sherwood Forest and Winfield Heights, dated October, 1959, prepared by Dalton and Neves, Surveyors, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Parkins Mill Road at the joint front corner of Lot A and Lot B and running thence with Lot B N 61-31 W 145.5 feet to an iron pin at the joint rear corner of Lot A and Lot B; thence N 26-58 E 110 feet to an iron pin on the southern side of Lady Marian Lane; thence with said Lane S 60-02 E 125 feet to an iron pin; thence S 15-19 E 35.5 feet to an iron pin on Parkins Mill Road; thence with said Road S 29-24 W 80.9 feet to the point of beginning.

This is the same property conveyed by deed of Emmie Lou Nelson (formerly known as Emmie Lou Swedenberg) to William J. Newhouse, III and Terri D. Newhouse, recorded on June 18, 1982 in Deed Book 1169 at Page 49 in the RMC Office for Greenville County.

which has the address of 702 Parkins Mill Road, 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 seized 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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