

MORTGAGE

THIS MORTGAGE is made this 30th day of July 19. 82, between the Mortgagor, Martin Schlein and Edith S. Schlein (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 One Hundred Fifty Five Thousand and no/100 (\$155,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 30, 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, 2002.

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, with the buildings and improvements thereon, in the County of Greenville, State of South Carolina, on the northwestern side of Huntington Road, containing 3.65 acres, more or less, a plat of which, captioned "Property of Martin Schlein and Edith S. Schlein", prepared by R.W. Dalton, dated July, 1982, is recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 9-E Page 8, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Huntington Road at the joint front corner of the lot herein conveyed and Lot No. 9, Huntington, which iron pin is 391.3 feet in a southwesterly direction from the corner of the northwestern intersection of Huntington Road and Ponders Road, and thence with the northwestern side of Huntington Road, as follows: S. 47-40 W. 80 feet to an iron pin and S. 36-58 W. 80 feet to an iron pin in the joint front corner of the lot herein conveyed and Lot No. 11, Huntington; thence with the joint line of said lots, N. 43-46 W. 598.6 feet to an iron pin at the water level of the lake shown on said plat (sometimes called Huntington (Harper-Croxton) Lake); thence with the water level of the lake as the line, having a traverse line, as follows: N. 32-20 E. 100 feet to an iron pin and N. 14-38 E. 70 feet to an iron pin; thence with the line of the triangular lot, marked "Sight Easement", and Croxton property, S. 85-58 E. 280 feet to an iron pin in the line of Lot No. 9, Huntington; thence with the joint line of the lot herein conveyed and Lot No. 9, Huntington, S. 20-55 E. 478.8 feet to the point of beginning.

The lot herein conveyed is also shown as Lot 10, Huntington, Sheet No. 5, on a plat recorded in said R. M. C. Office in Plat Book WWI, Page 27, but this lot was never conveyed by subdivision designation.

ALSO: All of the right, title, and interest of the Borrowers in and to the Sight Easement on, over, and across that triangular lot shown on the above-mentioned plat and the plat recorded in said R. M. C. Office in Plat Book III, Page 23, being more fully described in the deed from Hugh B. Croxton to Richard C. Rountree, dated January 29, 1965, recorded February 9, 1965 in said R. M. C. Office in Deeds Book 767, Page 196, and in the deed from Richard C. Rountree to the Grantor, dated July 16, 1982, recorded July 28, 1982 in said R. M. C. Office in Deeds Book 1170, Page 811.

Being the same conveyed to the Borrowers by deed of Lloyd E. Angell, dated July 30, 1982, to be recorded herewith.

which has the address of Route 2, Huntington Road, Greenville, South Carolina 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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