



MORTGAGE

THIS MORTGAGE is made this 16 day of August, 1982, between the Mortgagor, Robert G. and Nina G. Bizzell (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 forty-seven Thousand, Six Hundred and fourteen Dollars and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 16, 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 September 15, 1992;

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 and lot of land with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the eastern side of Pilgrims Point Road, and being known and designated as Lot No. 30 according to a plat of Pilgrims Point, prepared by Piedmont Engineers and Architects dated October 16, 1968, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book W7d at Page 35, with reference to said plat being hereby craved for metes and bounds description of said lot.

As a part of the consideration of this deed, the Grantees assume and agree to pay in full the indebtedness due on the note and mortgage covering the above described property owned by Fidelity Federal Savings & Loan Association in the original sum of \$50,000.00 and recorded in the RMC Office for Greenville County, S.C. in Mortgage Book 1372 at Page 136 on July 6, 1976, which has a present balance due in the sum of Forty-nine Thousand and 00/100 (\$49,000.00) Dollars.

The above described property is the same acquired by the Grantors by deed from Thomas W. Walpool and Joyce H. Walpool recorded July 6, 1976 in Deed Volume 1039 at Page 198 in the RMC Office for Greenville County, S.C. and is hereby conveyed subject to all rights-of-way, easements, conditions, public roads, restrictive covenants and zoning ordinances, also other matters of public record or actually existing on the ground of the subject property.

6 Pilgrims Point Road
Greenville, S.C. 29615

This is the same property conveyed by deed of Robert Ernest Roberts III and Ann Walker Roberts, dated March 7, 1978 and recorded March 9, 1978 in the RMC Office for Greenville County in Volume 1075, at Page 39.

which has the address of 6 Pilgrims Point Rd., Greenville, S.C. 29615
[Street] [City]
..... (herein "Property Address");
[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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