

SEP 10 1 39 PM '82

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 10th day of September 1982, between the Mortgagor, Ricky Daryl Conard (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS & 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 Nine Thousand Three Hundred Thirty-Five and 00/100 (\$9,335.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 10, 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 10, 1992;

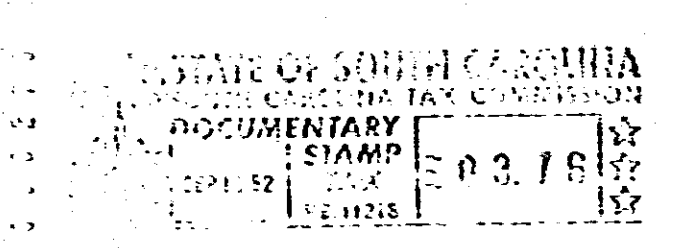
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being on the east side of Lander Street in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 111 on plat of College Heights, dated August 1946, prepared by Dalton & Neves, Engineers, recorded in Plat Book P at Page 75 and being described more particularly according to said plat and survey for William B. Archibald and Carrie R. Archibald dated August 7, 1980, prepared by Freeland & Associates, to-wit:

BEGINNING at an iron pin on the eastern side of Lander Street at the joint front corner of Lots 110 and 111 and running thence along with common line of said lots N. 80-49 E. 115 feet to an iron pin at the joint rear corner of said lots; thence N. 09-12 W. 83.5 feet to an iron pin at the joint corner of Lots 111 and 113; thence S. 76-13 W. 155.4 feet to an iron pin at the joint front corner of Lots 111 and 112 on the eastern side of Lander Street; thence along said street S. 09-12 E. 72 feet to an iron pin, the point of beginning.

THIS conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

THIS being the same property conveyed to the Mortgagor herein by deed of Carrie R. Archibald dated September 10, 1982 and recorded in the R.M.C. Office for Greenville County in Deed Book 1173 at Page 617 on September 10, 1982.



which has the address of 9 Lander Street Greenville, South Carolina (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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