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ANNIE S. TANKERSLEY
R.M.C.

SEP 10 4 48 PM '82
MORTGAGE

THIS MORTGAGE is made this 3rd day of September 1982, between the Mortgagor, James R. Sullivan, Jr. & Mildred E. Sullivan (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").

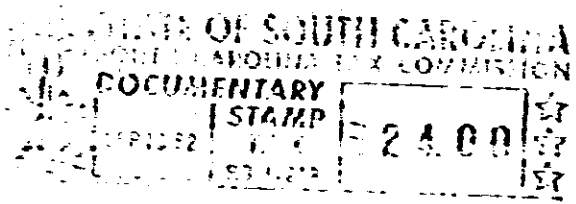
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand and No/100 (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 3, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on

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 tract of land with all improvements thereon lying in the State of South Carolina, County of Greenville, on the southern side of Renfrew Avenue, also known as Hodgens Drive, shown as 11.87 acres on a plat prepared by Webb Surveying & Mapping Company, dated September, 1982 for James R. Sullivan, Jr. and Mildred E. Sullivan and being further described according to such survey as follows:

BEGINNING at a point in the center of Renfrew Avenue, also known as Hodgens Drive, which point is the common corner of the within described property and property now or formerly owned by J.N. Hodgens, running thence along the middle of the said Renfrew Avenue, also known as Hodgens Drive, S 69-44-32 W 496.11 feet to a point in the center of Renfrew Avenue which is also at the joint corner of the within described property and other property owned by Sullivan; thence S 15-29-53 E 928.08 feet to a point in the line of Sullivan property and property now or formerly owned by J. H. McDaniel; thence along the common line of the within described property and the McDaniel property S 68-01-12 E 471.59 feet to an iron pin; thence N 47-53-55 E 185.32 feet to an iron pin; thence N 88-26-45 E 75.41 feet to an iron pin on the western side of the Reedy River; thence following along the Reedy River, such Reedy River being the line of the within described property N 69-42-26 W 62.04 feet; thence N 40-22-11 W 139.11 feet; thence N 31-55-17 W 123.15 feet to a point; thence N 29-11-52 W 274.14 feet to a point; thence N 5-57-52 W 159.42 feet to a point; thence N 8-02-08 W 490.71 feet to the point of beginning.

The above described property is a portion of the property conveyed to James R. Sullivan, Jr. et al. by deed of J.N. Hodgens dated April 25, 1956 recorded in the R.M.C. Office for Greenville County in Deed Book 551 at Page 336.



which has the address of Route 4, Hodgens Drive, Travelers Rest, South Carolina 29690 (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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