



MORTGAGE

THIS MORTGAGE is made this 24th day of August 1982, between the Mortgagor, Martin D. Lawless and Cynthia B. Lawless (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, six hundred, twenty-seven and 84/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 24, 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 9/15/89.

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 all improvements thereon situate on the Northeast side of Windfield Road and on the Southeast side of Dakota Road (now Parkins Mill Road), near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 19 on plat of Section A of Gower Estates made by Dalton & Neves, Engineers, January of 1960, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book QQ, pages 146 and 147, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southeast side of Dakota Road (now Parkins Mill Road) at joint front corner of Lots 19 and 20 and running thence with line of Lot 20, S. 67-23 E. 253.1 feet to iron pin; thence with line of Lot 18 S. 31-42 W. 190 feet to iron pin on Northeast side of Windfield Road; thence along Windfield Road N. 58-18 W. 225 feet to iron pin; thence with curve of Windfield Road and Dakota Road (now Parkins Mill Road), the chord being N. 13-18 W. 35.3 feet, to iron pin on Southeast side of Dakota Road (now Parkins Mill Road); thence along Dakota Road (now Parkins Mill Road) N. 31-42 E. 125 feet to beginning corner.

This is that same property conveyed by deed of Burdette S. Heath to Martin D. Lawless and Cynthia B. Lawless, dated 6/5/78, recorded 6/5/78, in Deed Volume 1080, at Page 464, in the R.M.C. Office for Greenville County, SC.

Documentary Stamps are figured on the amount financed: \$35,070.04

which has the address of 737 Parkins Mill Road Greenville SC 29609 (herein "Property Address"); (Street) (City) (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 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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