



MORTGAGE

THIS MORTGAGE is made this twenty-seventh day of August 1982 between the Mortgagor, William F. Reagan and Elizabeth McNeely Reagan (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 one thousand nine hundred forty eight and 40/100th Dollars, which indebtedness is evidenced by Borrower's note dated August 27, 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 1, 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 lot of land with the buildings and improvements thereon situate on the northeast side of East Montclair Avenue (formerly Fairview Ave.) in the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 17 on plat of addition to Highland Terrace, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book L, page 49, and having according to said plat, the following metes and bounds, to wit;

BEGINNING at an iron pin on the northeast side of East Montclair Ave at the joint front corner of Lots 17 and 18 and runs thence along the line of Lot 18, N. 23-30 E., 165 feet to an iron pin; thence N. 66-04 W., 123.5 feet to an iron pin; thence S. 14-47 W., 166.4 feet to an iron pin on the northeast side of East Montclair Avenue; thence along East Montclair Avenue S. 66-04 E., 98.3 feet to the beginning corner.

DERIVATION CLAUSE: This is the same property conveyed by deed of John H. Mongoven and Cora B. Mongoven to William F. Reagan and Elizabeth McNeely Reagan dated 7/15/65, recorded 8/2/65, in volume 779, page 106, of the RMC Office for Greenville County, SC.

Documentary Stamps are figured on the amount financed: \$20,114.08

which has the address of 9 East Montclair Ave, Greenville SC 29609 (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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