



MORTGAGE

THIS MORTGAGE is made this 28th day of July, 1982, between the Mortgagor, Carl Fann

(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 Four thousand, five hundred, ninety-three and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 28, 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 August 1, 1987

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 buildings and improvements thereon, situate, lying and being on the southwestern side of Bristol Drive in Greenville County, South Carolina being known and designated as a portion of lot No. 30 as shown on a plat entitled property of Palmetto Developers, Inc. made by Dalton & Neves, dated October, 1957, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book KK at Page 131 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Bristol Drive at the joint front corner of lots Nos. 30 and 31 and running thence along the common line of said lots, S. 58-28 W. 95 feet to an iron pin; thence along the common line of lots No. 30 and 32, S. 4-37 E. 57.5 feet to an iron pin at the joint corner of lots Nos. 30, 32, and 28; thence along the common line of lots Nos. 30 and 28, S. 43-12 E. 17.2 feet to an iron pin; thence along a new line through lot No. 30, N. 56-28 E. 117.34 feet to an iron pin on the southwestern side of Bristol Drive; thence along the southwestern side of Bristol Drive, N. 31-32 W. 63.8 feet to an iron pin, the point of beginning.

This is that same property conveyed by deed of Robert M. Ballinger and Martha B. Ballinger to Carl Fann, dated July 30, 1982, recorded 8/27/82, In Deed Book 1172, at Page 945, in the R.M.C. Office for Greenville County, Sc.

Amount Finance \$3,007.21

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which has the address of Plat lot 30, Bristol Drive (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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