

Documentary Stamps are figured on the amount financed: \$10,330.23

FILED MORTGAGE
7 1982
RMC 14th

THIS MORTGAGE made this 7 day of September 1982, between the Mortgagor, Larry T. Aiken and Jackie M. Aiken (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-two thousand, thirty-three and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 14, 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 November 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 certain piece, parcel, lot of land, situate, lying and being near the City of Greenville, In the County of Greenville, South Carolina, and being known and designated as Lot 49 on Plat of Chestnut Hills No. 1, prepared by R. K. Campbell. R.L.S., dated August 29, 1959, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in the Plat Book QQ at Page 83, and according to said plat having the following courses and distances, to-wit:

BEGINNING at a point on the northern side of Kathryn Court at the joint front corner of Lots 49 and 50 and running thence with the northern edge of said Road, N. 85-24 W. 43.3 feet to a point on the edge of said Road; thence running with the curve of said Road, the chord being N. 66-32 W. 60 feet to a point on the edge of said Road; thence continuing with the curve of said Road, the chord being N. 22-53 W. 65.2 feet to a point; thence continuing with said Road, N. 2-05 W. 34.5 feet at a point on the edge of said Road, joint corner of Lots 49 and 50; thence running with the line of Lot 50, N. 87-55 E. 135.1 feet to a point, joint rear corner of Lots 48 and 49; thence running with the joint line of Lot 48, S. 4-36 W. 127 feet to a point, the point of Beginning.

The within property is conveyed subject to all easements, rights-of-way, protective covenants and zoning ordinances.

The within property is the same property conveyed to the Grantors by that certain deed of J. Metz Looper and Felecia E. Looper, dated April 8, 1971 and which said deed was recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 912, at Page 288.

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This is the same property conveyed by Deed of Vernon R. Lefevre and Martha Sue Lefevre dated September 6, 1977, recorded September 6, 1977 in volume 1064 at page 275 of R.M.C. Office of Greenville County, South Carolina.

which has the address of 107 Kathryn Court, Greenville, South Carolina 29605, (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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