

OCT 21 2 31 PM '82

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1533 PAGE 605

THIS MORTGAGE is made this 19th day of October, 1982, between the Mortgagor, Henry Gordon Hart and Eula P. Hart (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 Twenty-Nine Thousand Two Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 19, 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 March 1, 2008;

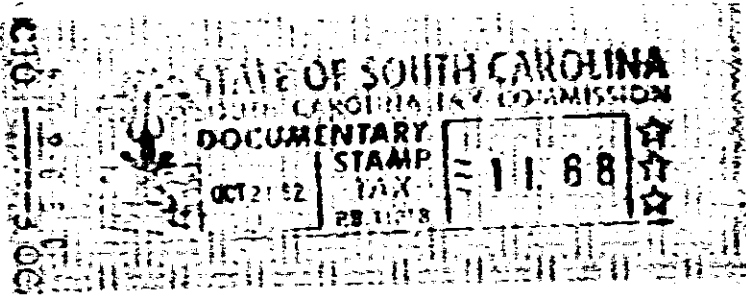
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 those pieces, parcels or lots of land situate, lying and being in The State of South Carolina, County of Greenville, Highland Township located on Packs Road and being shown on a plat of property of T. P. Wood prepared by W. R. Williams, Jr. RLS on May 25, 1976 and recorded in Plat Book 5-S at page 98 and further described on a plat for Eula P. Hart and Gordon Hart prepared by W. L. Lindsey, RLS on October 7, 1982, to be recorded herewith as having the following metes and bounds, to-wit:

BEGINNING at the intersection of the center of Packs Road and Packs Creek and running thence with Packs Creek as the Line with a traverse line of S. 71-08 W. 248.2 feet, thence along the boundary of Nona P. Neill Estate N. 23-30 W. 365 feet to an iron pin, thence along the boundary of T. P. Wood N. 71-07 E. 399.7 feet to a nail and cap in the center of Packs Road, thence down the center of Packs Road S. 32-23 E. 80.3 feet, S. 11-48 E. 125 feet, S. 23-18 W. 160 feet, S. 3-34 W. 47 feet to the beginning corner and according to said plat having 3.0 acres.

This conveyance is subject to the rights of way of the public along Packs Road and Barton Road as shown on said plat.

This conveyance is the identical property conveyed Eula P. Hart and Gordon Hart by deed of Connie Lee Cothran and Linda H. Cothran on November 14, 1977 and recorded November 15, 1977 in Deed Book 1068 at page 465 in the R.M.C. Office for Greenville County.



which has the address of Route # 1 Barton Road, Taylors, S. C. 29687 (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 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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