



Documentary Stamps are figured on the amount financed: \$85,090.04 **MORTGAGE**

THIS MORTGAGE is made this 5th day of October 1982 between the Mortgagor, Nathan Jack Runnion, Jr. and Bettie K. Runnion (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 Ninety-one thousand, four hundred, fifty-two and 76/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 5, 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 April 11, 1983

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 or lot of land, situate, lying and being on the western side of Marshall Court, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No 1 and a portion of Lot No. 2 as appears on plat of subdivision known as Lot No. 1 and a portion of Lot No. 2 as appears on plat of subdivision known as Marshall Court, the same being recorded in the R.M.C. Office for Greenville County in Plat Book "T", at page 261 and having, according to a recent survey of Piedmont Engineering Service, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Marshall Court, said pin being 217.7 feet south of the intersection with Brookside Way and running thence S. 25-14 E. 90 feet to an iron pin at the joint corner of Lots Nos. 1 and 2; thence continuing along Marshall Court S. 25-14 E. 20 feet to a point on Marshall County, the front line of Lot No. 2; thence with a new line through Lot No. 2, S. 64-46 W. 225.8 feet to an iron pin in the rear line of Lot No. 2; thence N. 25-45 W. 20 feet to an iron pin, the joint rear corner of Lots No. 1 and 2; thence continuing in the same course N. 25-45 W. 154.5 feet to an iron pin; thence N. 79-48 E., the branch being the line, 236.3 feet to an iron pin, the beginning corner.

ALSO: ALL that certain piece, parcel of lot of land located in the City of Greenville, County of Greenville, State of South Carolina, in Marshall Forrest and having the following metes and bounds, to-wit:

BEGINNING AT an iron pin on the western side of property owned by Raymond A. Mattson, Jr., and Jane M. Mattson and running thence with the line of property of Raymond and Jane Mattson N. 25045 W. approximately 50 feet to a branch; thence running with the branch to a point on the line of property formerly belonging to Christie C. Prevost; thence S. 25-45 E. approximately 70 feet to a line or property formerly owned by E. G. Prevost; thence with the line formerly belonging to E. G. Prevost 50 feet to the point of beginning.

ALSO: ALL that piece, parcel or lot of land located in the City of Greenville, County of Greenville, State of South Carolina and having the following metes and bounds, to-wit:

BEGINNING at a point, said point lying 225.7 feet from the western side of Marshall Court at the joint rear corner of Lots belonging to the Grantors herein and Robert Clay, and which has the address of 1 Marshall Court, Greenville, SC 29605 (See reverse side)

(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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