



MORTGAGE

Documentary Stamps are figured on the amount \$15039.04

THIS MORTGAGE is made this 14th day of October 1982, between the Mortgagor, Jack D. Gresham and Mattie B. Gresham (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 thirty-one thousand five hundred forty-two & No/100 Dollars, which indebtedness is evidenced by Borrower's note dated 10/14/82 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Nov. 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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, shown as 1.94 acres on Log Shoals Road on a plat of property of Amilee F. Tucker, which plat is recorded in the RMC Office for Greenville County in Plat Book GG, Page 585, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point near the center of Log Shoals Road, at the corner of property designated on said plat as property of Gene Hamby and running thence with the Hamby lot, S. 9-38 E., 235.9 feet to a point on the line of property of Amilee F. Tucker; thence with the Tucker line, S. 80-22 W., 316.3 feet to an iron pin on the line of property of William F. Fowler; thence with the Fowler line, N. 28-59 W., 250 feet to the center of Log Shoals Road; thence along the center of said road, N. 80-22 E., 399.2 feet to the point of beginning.

This is the same property conveyed to Jack D. Gresham and Mattie B. Gresham by deed of James H. Tucker and Margaret L. Tucker, dated October 7, 1968, recorded in Deed Book 853 at page 498 in the RMC Office for Greenville Co.

ALSO, all that piece, parcel or tract of land in Gantt Township, Greenville County, State of South Carolina, containing 5.46 acres according to plat of Property of Jack D. & Mattie Gresham made by Robert Jordan on June 5, 1969, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin at the corner of property owned by Jack D. and Mattie Gresham and William E. Fowler and running thence along line of Gresham property, N. 80-22 E., 316.3 feet to a cut in rock; thence running along line of property of Tucker, S. 40-06 E., 511.3 feet to an iron pin; running thence along line of property of Claude Fowler, S. 78-22 W., 707.3 feet to an iron pin; running thence along line of property of Riddle, N. 40-13 W., 155.5 feet to an old axle; running thence along line of property of William E. Fowler, N. 42-28 E., 324.4 feet to an iron pin; running thence N. 28-59 W., 141.8 feet to an iron pin, the beginning corner.

This is the same property conveyed to Jack D. Gresham and Mattie B. Gresham by deed of Amilee F. Tucker, dated June 9, 1969, recorded in Deed Book 870, Page 7, in the RMC Office for Greenville County.

which has the address of... Route 4, Log Shoals Road, Piedmont, South Carolina 29673 (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 seized 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.

6870-3-NO-9-82-076 T.M.

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