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# MORTGAGE

BOOK 1588 PAGE 518

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JOHN W. WASSERSLEY, Lender, this Sixth day of December 1982, between the Mortgagor, ROLAND LUPU and JOYCE LUPU (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 Seven Thousand Two Hundred and no/100 (\$7,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 6, 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 December 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:

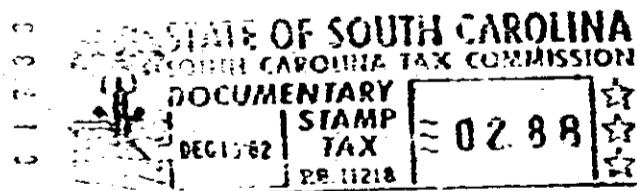
ALL that certain piece, parcel or lot of real estate lying and situate in Greenville County, South Carolina and having the following metes and bounds according to a plat of property prepared for Roland Lupu and Joyce Lupu by Carolina Surveying Company dated September 21, 1982, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 2-2 ad Page 87, to-wit:

BEGINNING at a point on Holly Drive with said point being 330.25 feet Southeast of the center line of Reedy Fork Road and running thence N. 5-06W. 644.9 feet to a point; turning thence and running S. 85-09 E. 275.8 feet to a point; turning thence and running S. 4-25 E. 670.4 feet to a point at the corner of the said property and Holly Drive; running thence with the center line of Holly Drive N. 72-57 W. 125.12 feet to a point upon the center line of Holly Drive; turning thence and running N. 85-09 W. 150 feet to the beginning point, the property containing 4.0 acres, according the said plat.

This being the same property conveyed to Mortgagors by deed of John L. Kuykendall and Roberta F. Kuykendall by deed of even date, as recorded in the RMC Office for Greenville County, South Carolina in Book 1178 at Page 693, on December 10, 1982.

This mortgage, together with mortgage of even date, recorded in the RMC Office for Greenville County, South Carolina, in Book 1588 at Page 522 on December 10, 1982, are given as security for a Note in th total amount of Fifty Four Thousand Four Hundred Eighty Six and no/100 Dollars.

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which has the address of Holly Drive, Route 2 Pelzer (Street) (City) SC 29669 (herein "Property Address"); (State and Zip Code)

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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.

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