

GR... FILED... S.C.

MORTGAGE

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THIS MORTGAGE is made this 4th day of January 1983, between the Mortgagor, K. W. Moore and Joyce C. Moore (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-Five Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 4, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2008.

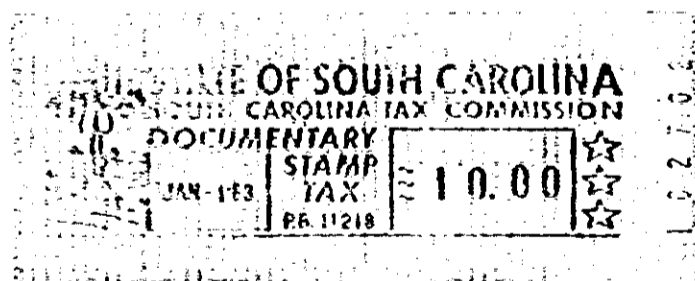
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 that certain piece, parcel or lot of land with improvements thereon situate, lying and being in Greenville County, South Carolina, on the Northern side of Crestmore Drive, and being shown as Lot No. 42 according to plat of property of Grand View recorded in Plat Book KK at page 93, in the R.M.C. Office for Greenville County, and according to a recent survey by Carolina Surveying Company and R. B. Bruce, RLS; dated December 29, 1982, said plat being made for K. W. Moore, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 42 and 43 on Crestmore Drive and running thence with the line of Lot 42 on Crestmore Dr, S. 74-17 W. 60 feet to an iron pin; thence with the line of Lot # 41 and # 42, N. 15-43 W. 160 feet to an old iron pin at the rear of said lots; thence along the rear property line of Lot 42, and property now or formerly of Graceland Cemetery; N. 74-17 E., 60 feet to an old iron pin; thence with Lots 42 and 43, S. 15-43 E. 160 feet to an old iron pin on Crestmore Drive, being the point of beginning.

This being the same property conveyed by deed from Lewis C. Stewart and Edith M. Stewart unto K. W. Moore and Joyce C. Morre, said deed being recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1180 at Page 215, recorded the 4th day of January, 1983.

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which has the address of 17 Crestmore Drive, Greenville, S.C., 29609 (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".

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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.

Vertical stamp on the right margin with numbers 0, 0, 0, 0.

Vertical stamp on the right margin with number 4328-RV-21.