



Documentary Stamps are figured on the amount financed: \$13,067.92

BOOK 1592 PAGE 267

MORTGAGE

THIS MORTGAGE is made this 15th day of December 1982, between the Mortgagor, Harold F. Hunt and Dorothy Hunt (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 Seventeen thousand, eight hundred, fifty-five and 52/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 15, 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 January 1, 1987

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 in Greenville County, S.C., on the northeast side of Osceola Drive, in the City of Greenville being shown as Lot #4 on a plat of Greenbriar, recorded in Plat Book EE, at Page 87, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Osceola Drive, 175.2 feet southeast from West Faris Road, at the corner of Lot #3, and running thence with the line of said lot N. 61-00 E. 164.6 feet to an iron pin; thence S. 27-42 E. 90 feet to an iron pin; thence S. 61-00 W. 162.5 feet to an iron pin on Osceola Drive; thence with the northeast side of said drive N. 29-00 W. 90 feet to the point of beginning.

This is that same property conveyed by deed of Gertrude R. Holmes and Harriette B. Holmes to Harold F. Hunt, dated and recorded 10/9/73, in Deed Volume 985, at Page 707, in the R.M.C. Office for Greenville County, SC.

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which has the address of 7 Osceola Dr. Greenville, SC 29605 (herein "Property Address");

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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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