

GREENVILLE S.C.
APR 29 5 CO PL '83
DONNIE S. TAYLOR

MORTGAGE

BOOK 1534 PAGE 602

THIS MORTGAGE is made by 29th day of April 1983, between the Mortgagor, THOMAS E. CULLEN and LORRAINE A. CULLEN (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 (\$25,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 29, 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 May 1, 2013

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:

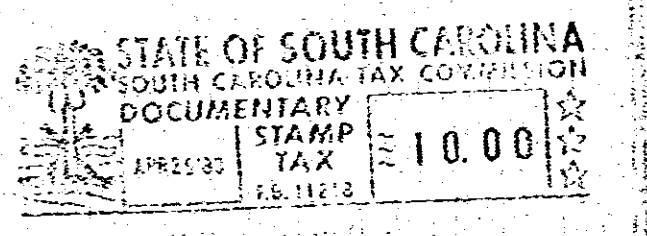
ALL that certain piece, parcel or lot of land, together with all improvements thereon, situate, lying and being on the Western side of Brynhurst Circle, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 44 on plat of Brookfield West, Section II, prepared by Heaner Engineering Co., Inc., dated March 13, 1981, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 7X, at Page 88, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Brynhurst Circle, at the joint front corner of Lots Nos. 44 and 43, and running thence with the joint line of said lots, S. 71-30 W. 166.21 feet to an iron pin in the line of Lot No. 38; thence with the line of Lot No. 38 and continuing with the line of Lot No. 37, N. 17-24 W. 127.13 feet to an iron pin at the joint rear corner of Lots Nos. 44 and 35; thence with the line of Lot No. 35, and continuing with the line of Lot No. 34, N. 56-58 E. 146.0 feet to an iron pin at the joint corner of Lots Nos. 45 and 44; thence with the joint line of said lots, S. 42-22 E. 129.06 feet to an iron pin on the Western side of Brynhurst Circle; thence with the Western side of Brynhurst Circle, the chord of which is S. 14-34-04 W. 54.5 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of The Vista Co., Inc. and Dee A. Smith Company, Inc., dated April 29, 1983, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1187, at Page 385, on April 29, 1983.

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which has the address of Lot 44, Brynhurst Circle Taylors (City) S. C. 29687 (State and Zip Code) (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 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.

E.O.C.C.I