

GRF- FILED
APR 20 4 40 PM '82
SOUTH CAROLINA

MORTGAGE

BOOK 1568 PAGE 302

THIS MORTGAGE is made this 19th day of April 1982 between the Mortgagor, Forrest L. Fleming and Mary R. Fleming (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

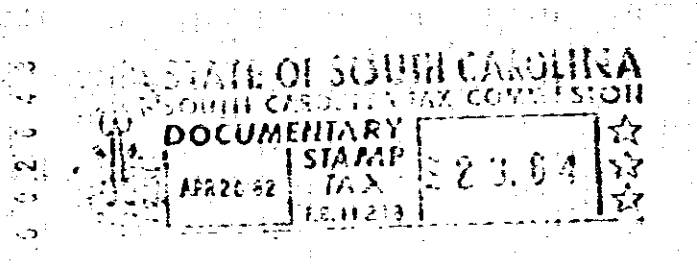
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Nine Thousand One Hundred (\$59,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 19, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2012

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 situate, lying and being in the County of Greenville, State of South Carolina being shown and designated as Lot 81 on a plat of Powderhorn, Section 2, recorded in the RMC for Greenville County in Plat Book 6H, Page 49 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of Chicamaugua Lane at the joint corner of Lots 80 and 81 and running thence along the northern and eastern side of said Chicamaugua Lane the following courses and distances: S. 77-16 W. 41.4 feet, S. 72-19 W. 40 feet, N. 53-09 W. 39.6 feet, N. 15-37 W. 40 feet, N. 5-25 W. 49 feet, and N. 6-55 E. 42 feet to a point on the eastern side of Chicamaugua Lane; thence leaving Chicamaugua Lane and running S. 81-17 E. 106.14 feet to a point and S. 71-59 E. 40 feet to a point; thence along the line of Lot 80, S. 12-24 W. 105.4 feet to a point on the northern side of Chicamaugua Lane, the point of beginning.

This being the same property conveyed to Forrest L. and Mary R. Fleming by deed dated April 19, 1982, and recorded in the RMC for Greenville County in Deed Book 1165 at page 600.



which has the address of 222 Chicamaugua Lane, Simpsonville S.C., 29681 (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.

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