



MORTGAGE

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THIS MORTGAGE is made this... day of... APRIL... 19... between the Mortgagor, CHARLES DON WHILDEN AND LINDA CHAPIN WHILDEN (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 EIGHT HUNDRED SEVENTY AND 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated APRIL 7, 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 MAY 16, 1984

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, State of South Carolina, on the eastern side of Brook Glenn Road, near the Town of Taylors, being shown as Lot 105 on plat of Brook Glenn Gardens, recorded in the RMC Office for Greenville, S.C., in Plat Book JJJ at Page 84 and 85 and described as follows:

Beginning at an iron pin on the eastern side of Brook Glenn Road at the joint corner of Lots 105 and 106 and runs thence along the line of Lot 106 N 65-07 E 150.6 feet to an iron pin; thence along the line of Lots 114 and 115 N 29-43 W 120.8 feet to an iron pin; thence along the line of Lot 104 S 60-17 W 150 feet to an iron pin on the eastern side of Brook Glenn Road; thence along Brook Glenn Road S 29-43 E 108.1 feet to the beginning corner.

This is the identical property conveyed to the grantors herein by deed of Billy D. Hice and Merle A. Hice, recorded in the RMC Office for Greenville County, S.C., in Deed Book 916, page 145 on May 25, 1971.

This conveyance is made subject to all easements, restrictions, setback lines, roadways, and rights of way, if any, affecting the above described property, including a Duke Power right of way over the southern side of said lot which is 34 feet in width as shown on the above plat.

This being the same property conveyed to Charles Don Whilden and Linda C. Whilden be deed from John Newton Campbell, Jr. and Barbara L. Campbell recorded in the R.M.C. Office for Greenville County, South Carolina on June 28, 1978 in Deed Book 1082 on Page 80 and dated June 27, 1978.

which has the address of 411 BROOKGLENN ROAD, TAYLORS S.C. 29687 (City) (herein "Property Address"); (State and Zip Code)

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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