



MORTGAGE

THIS MORTGAGE is made this 22nd day of June 1982, between the Mortgagor, Marshall D. Parker and Lisa E. Parker (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 Seventeen thousand two hundred fifty and 96/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 22, 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 August 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 situate, lying and being on the north-western side of Tipperary Lane in the County of Greenville, State of South Carolina, being shown and designated as Lot 10 and a portion of Lot 9 of Block C on plat of Mayfair Estates, recorded in the RMC Office for Greenville County, in Plat Book S at Pages 72 and 73, and being described on a more recent plat of Marshall Parker and Diane M. Parker, dated March 12, 1976, prepared by Piedmont Engineers and Architects as follows:

Beginning at an iron pin on the northwestern side of Tipperary Lane at the joint front corner of Lots 10 and 11 and running thence with the common line of said Lots, N60-48W 150 feet to an iron pin at the joint rear corner of said lots, thence along the rear of Lot 10 and a portion of Lot 9, N29-12E 80 feet to an iron pin in the rear line of Lot 9; thence S60-48E 150 feet to an iron pin on the northwestern side of Tipperary Lane, thence along said Lane, S29-12W 80 feet to an iron pin, the point of Beginning.

This being the identical property conveyed unto Marshall Parker and Diane M. Parker by deed recorded in Deed Book 1033 at Page 354; and subsequent thereto, Diane M. Parker conveyed to the Grantor herein her undivided one-half interest by deed recorded in Deed Book 1122 at Page 593, in the RMC Office of Greenville County, South Carolina.

The Grantee herein assumes and agrees to pay the balance due on that mortgage given to Aiken Speir, Inc., in the principal sum of \$19250 recorded in the RMC Office of Greenville County, S.C. in Mortgage Book 1362 at Page 770, and further agrees to pay the balance due on that mortgage given to Fidelity Federal Savings and Loan in the principal sum of \$7,382 recorded in the RMC Office of Greenville County, S.C. in Mortgage Book 1460 at Page 198.

DERIVATION CLAUSE

This is the same property conveyed by Diane Parker by deed dated March 5, 1980 recorded March 26, 1980 in Volume 1122 page number 593.

which has the address of 12 Tipperary Lane, Taylors, S.C. 29687 (Street) (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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