

Nov 12 3 37 AM '82

DONNIE TANNERSLEY
R.M.C.

BOOK 1585 PAGE 732

MORTGAGE

THIS MORTGAGE is made this eleventh day of November, 1982, between the Mortgagor, F. Towers Rice (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").

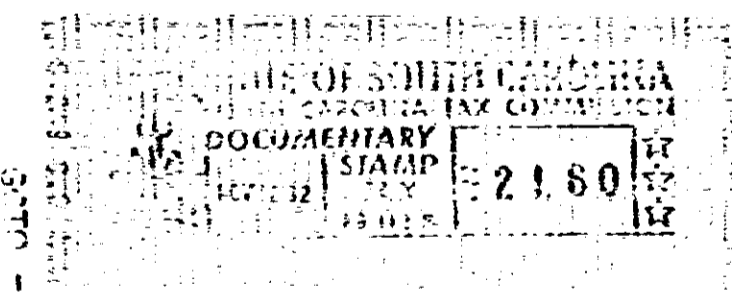
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-One Thousand Five Hundred and No/100 (\$61,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 1, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 1997;

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 piece, parcel or lot of land situate, lying and being at the south-eastern corner of the intersection of Buncombe Road and Gridley Street near the City of Greenville, in the County of Greenville, State of South Carolina, and shown and designated as the property of Frank Towers Rice by a plat prepared by Carolina Surveying Co. November, 1982, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 91 at Page 29, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Buncombe Road and Gridley Street and running thence with the southern side of Buncombe Road S. 57-30 E. 121 feet to an iron pin; running thence S. 35-45 W. 154.2 feet to an iron pin on the northern side of a ten-foot alley; running thence with the northern side of said alley N. 55-30 W. 25.5 feet to an iron pin on the eastern side of Gridley Street; running thence with the eastern side of said Street N. 2-00 E. 91.6 feet to an iron pin; thence continuing along the eastern side of said Street N. 3-58 E. 84.4 feet to an iron pin, point of beginning.

THIS is the identical property conveyed to the Mortgagor herein by deed of Caper House, Inc., dated October 16, 1975, and recorded in the R.M.C. Office for Greenville County October 17, 1975, in Deed Book 1026 at Page 14.



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which has the address of 2801 Old Buncombe Road Greenville, S. C. 29609 (herein "Property Address");
(Street) (City)
(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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