



MORTGAGE

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THIS MORTGAGE is made this 2nd day of November 1981 between the Mortgagor, Mamie T. Bradford

(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 Two thousand, six hundred, fifty-one and 76/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 2, 1981 (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 15, 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 piece, parcel or lot of land, located, lying and being in the County of Greenville, State of South Carolina, shown and designated as Lot No. 45 on plat of Eastover, prepared by R. E. Dalton, dated July, 1920, and recorded in the RMC Office for county and state aforesaid in Plat Book 4F at Page 42, which lot has, according to said plat, the following metes and bounds, to wit:

BEGINNING at a stake on the southern side of Zara Street at the joint front corner of Lots 44 and 45 and running thence with the joint line of said lots S 25-30 E 150 feet to an iron pin in the rear line of Lot 35; thence, with the rear line of said lot, S 64-30 W 60 feet to an iron pin, the joint corner of Lots 45 and 46; thence, with the joint line of said lots, N 25-30 W 150 feet to a stake on the southern side of Zara Street; thence with said street, N 64-30 E 60 feet to the beginning corner.

THE within proerty is the same property conveyed to Thomas Bradford and Mamie T. Bradford by deed of O. Y. Brownlee, et al, recorded in the RMC Office for the county and state aforesaid in Deed Book 391 at Page 201. The said Thomas Bradford died testate on November 12, 1973 and devised all his right, title and interest in and to the within described property to his wife, the said Mamie T. Bradford, as will more particularly appear by reference to the records contained in the Office of the Probate Court for the said county and state in Apartment 848, File 16.

which has the address of 12 Zara Street, Greenville, South Carolina 29607 (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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