



MORTGAGE

BOOK 1559 PAGE 447

THIS MORTGAGE is made this 23rd day of November 1981, between the Mortgagor, Wanda C. Oates (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 Seven Thousand Three Hundred Sixty Nine Dollars and Twenty Cents, which indebtedness is evidenced by Borrower's note dated November 23, 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 December 1, 1986

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 tract of land, near Berea and being shown and designated as LOT NO. 1, containing 1.5 ACRES according to a Survey thereof made by W. R. Williams, Jr., Engr./Surveyor, dated July 6, 1976 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at edge fo Old Homestead Road and running thence South 87-41 West 30 feet to the center of said Old Homestead Road; running thence along center of said Road, North 6-37 West 106.6 feet to a point; thence continuing with said Road, North 8-07 West 255 feet to a point in the intersection of Old Homestead Road and Old Farris Bridge Road, running thence along center of Old Farris Bridge Road, North 84-47 East 74.9 feet to a point; thence continuing with siad Road, South 87-58 East 55 feet to a point; thence continuing with said Old Farris Bridge Road, South 82-30 East 80 feet to a point in the center of said road; running thence South 12-01 East 351.3 feet to an iron pin; running thence South 87-41 West 204.1 feet to an iron pin, the beginning corner.

This being a portion of the property conveyed to Troy C. Craigo and Wilma W. Craigo by deed of Margaret McNabb recorded in Deed Book 491, at page 141, R/C Office for Greenville County.

This property is conveyed subjcet to any existing or recorded essements, rights of way or restriction recorded against the same or as shown on the plats.

DERIVATION CLAUSE:

This is the same property conveyed by Troy C. abd Wilma W. Craigo by deed dated 7/20/76 recorded 7/22/76 in volume no. 1040 at page no. 41

which has the address of Rt. 1, Farris Bridge Road, Greenville, S.C. 29611 (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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