



MORTGAGE

BOOK 1564 PAGE 679

THIS MORTGAGE is made this 12th day of February 1982 between the Mortgagor, Mary Holmes 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 Ten thousand, one hundred, fifty-nine and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 12, 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 March 1, 1987

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 in the County of Greenville, State of South Carolina, on the Southeastern side of Edisto Avenue (formerly Manos Street) in the City of Greenville being known and designated as Lot No. 5 of Sunset Hills on plat prepared by W. J. Riddle dated 1937, and being more particularly shown on plat of the Property of Philip R. Williams dated December 1950, recorded in the RMC Office for Greenville County in Plat Book Z at Page 115, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Edisto Avenue (formerly Manos Street) at the joint front corner of Lots 5 and 6, said iron pin being 440 feet in a Westerly direction from iron pin in the Southeastern intersection of Osceola Drive and Edisto Avenue; thence S. 29-00 E. 180 feet to an iron pin; thence S. 66-00 W. 58 feet to an iron pin; thence N. 38-09 W. 185 feet to an iron pin on the Southeastern side of Edisto Avenue, N. 66-00 E. 88 feet to the point of beginning.

This is the same property conveyed by deed of Samuel C. Todd unto Rutson L. Holmes and Mary Holmes Parker dated and recorded August 20, 1973, in Volume 982, at Page 107, in the RMC Office for Greenville County, SC, ALSO the same property conveyed by deed of Rutson L. Holmes to Mary Holmes Parker (all undivided one-half interest), dated 12/13/73, recorded 12/19/73, in Volume 990, at Page 867, in the RMC Office for Greenville, County, SC.

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which has the address of 19 Edisto Street, Greenville, Greenville County, SC 29605 (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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