



Documentary Stamps are figured on the amount financed: \$14,511.84

BOOK 1582 PAGE 509

# MORTGAGE

THIS MORTGAGE is made this Thirteenth (13th) day of September 1982 between the Mortgagor, Jacks B. and Deborah S. Tingle (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 Thirty Thousand Five Hundred Thirty Six and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 13, 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 October 1, 1992

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 those pieces parcels or lots of land, situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as Lots Nos. 21 and 22 of Property of North Greenville Junior College, the plat of said property being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book YY, at Page 129, and according to a recent survey prepared of said property by Carolina Engineering Company, July 31, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4W, at Page 3, having the following courses and distances, to wit:

BEGINNING at a point on the edge of Crain Avenue, joint front corner of Lots Nos. 22 and 23, and running thence with said road, N. 63-45 E. 249.6 feet to a point on the edge of said road; thence continuing with said road, S. 83-31 E. 70 feet to a point; thence, S. 6-35 E. 172.5 feet to a point; thence, S. 63-45 W. 250 Feet to a point; thence, N. 26-15 W. 200 feet to a point on the edge of Crain Avenue, the point of beginning.

The within property is conveyed subject to all easements, right-of-way, protective covenants, subdivision restrictions, and zoning ordinances of record.

For prior source of title of the Grantor herein, see that certain deed recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 958, at page 371 and the Probate File of Alva E. Garrett, Jr. filed of record in the Office of the Probate Court for Greenville County.

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which has the address of P. O. Box 276 Tigerville, SC, 29688 (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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