

Documentary Stamp and figured on  
the amount herein of \$ 9732.25

BOOK 1589 PAGE 727

# MORTGAGE

THIS MORTGAGE is made this 22nd day of November,  
1982 between the Mortgagor, Karen Lee Monie Marrett and Hosea M. Marrett  
(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 Sixteen Thousand, Six Hundred,  
Twenty-Two and 76/100 Dollars, which indebtedness is evidenced by Borrower's note  
dated Nov. 22, 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 Jan. 15, 1989

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 piece, parcel or lots of land, with the buildings and improvements thereon  
situate, lying and being in the County of Greenville, State of South Carolina being  
located on the southwest side of Stallings Road and being known and designated as  
Lots 21, 22, 23 and 24 of the Property of the Estate of Arthur J. Phillips, deceased  
as shown on a plat by W.J. Riddle Surveyor, dated April, 1948, and recorded in the  
RMC Office for Greenville County in Plat Book S, page 97, and having, according to  
said plat, the following metes and bounds, to-wit:

BEGINNING at a point on a County Road (now Stallings Rd.) at the joint front corners  
of Lots Nos. 20 and 21 and running thence along the joint line of said lots S. 53-12  
E. 344.8 feet to a point, joint corner of lots 14, 15, 20 and 21; thence along the  
rear line of lots 15 and 16 S. 40-30 W. 185.4 feet to an iron pin, joint corner of  
lots 22, 23, 16 and a .96 acre lot; thence along the rear line of a .96 acre lot and  
lot 17 S. 29-03 W. 187 feet to a point, joint rear corner of Lots 24 and 25; thence  
along the joint line of said lots N. 53-12 W. 371.3 feet to a point on a County  
road (Now Stallings Road); thence along the eastern side of a County Road ( now  
Stallings Road) N. 38-47 E. 369.6 feet to a point at the joint front corner of lots  
Nos. 20 and 21, beginning corner. 166-244-1-35, 36, 37, 38

BEING the same property conveyed to Lee Roy McCauley by J.T. Stallings and Violet  
M. Stallings be deed dated July 20, 1956 and recorded on July 21, 1956 in the  
RMC Office for Greenville County in Deed Book 557 at page 424. The said Lee Roy  
McCauley died testate on September 5, 1976, and the within conveyance is made by  
Denear M. Godfrey, as Executrix of the Estate of Lee Roy McCauley, pursuant to a  
Power of Sale contained in the Will of the said Lee Roy McCauley, as will more  
fully appear of the record contained in the Probate Court for Greenville County  
in Apartment 1438, File 14.

which has the address of Rt. 8, Stallings Road, Greenville  
[Street] [City]  
South Carolina 29611 (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 improve-  
ments 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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