



Documentary Stamps are figured on the amount financed: \$18,625.65

MORTGAGE

BOOK 1592 PAGE 641

THIS MORTGAGE is made this 24 DECEMBER 1982, between the Mortgagor, THOMAS C. EDWARDS, JR. and MARY M. EDWARDS (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 TWENTY NINE THOUSAND SIX HUNDRED SEVENTY FIVE & 52/100 Dollars, which indebtedness is evidenced by Borrower's note dated 12/24/82 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 2/15/90

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 lot of land, situate, lying and being in the State of South Carolina, City of Mauldin, being known and designated as Lot No.44 on plat of Forrester Wood's Section 7, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-P at pages 21 and 22, and having according to said Plat the following metes and bounds, to wit:

Beginning at a point on Cherry Hill Road, the joint front corner of Lots 44 and 45 and running with said road S. 27-45 W. 100 feet to a point, the joint front corner of lots 43 and 44; thence turning and running with the common line of said lots N. 68-39 W. 136.2 feet to a point; thence turning and running N. 23-45 E. 100 feet to a point; thence turning and running with the common line of lots 44 and 45 S. 68-26 E. 143.2 feet to the point of the beginning.

This conveyance is made subject to any restrictions, zoning ordinances or easements that may appear of record on the recorded plat(s) or on the premises.

As a part of consideration for this conveyance, the Grantees herein assumes and agrees to pay the balance on that certain mortgage given to Heritage Federal Savings and Loan Association in the original amount of \$54,400.00, recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1428 at page 243, and having a present balance due of \$54,400.00.

Grantees herein to pay all 1978 City and County Taxes.

This being the same property conveyed to Thomas C. Edwards and Mary M. Edwards by Deed from Danco, Inc. and recorded in the RMC Office for Greenville County, South Carolina in Volume 1080, on Page 418 on June 2, 1978 and Dated June 1, 1978.

GC10 -----3 JA24 83 089

318 CHERRY HILL ROAD RT.10, GREENVILLE S.C. 29607 which has the address of [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.

