



Documentary Stamps are figured on the amount financed \$20,044.04

MORTGAGE

BOOK 1592 PAGE 645

THIS MORTGAGE is made this 17th day of December 1982 between the Mortgagor, Bernhard A. Krieger, Jr. and Mae M. Krieger (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 Forty One Thousand Two Hundred Ninty Two Dollars & No Cents Dollars, which indebtedness is evidenced by Borrower's note dated December 17, 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 January 1, 1993

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 near the city of Greenville, County and State aforesaid on the Southwestern side of West Parker Road, designated as Lot # 7, Block "D" of Hughes Heights Subdivision, and being shown on a plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book "GG" at pages 122-123, and having according to said plat the following metes and bounds, courses and distances:

BEGINNING at an iron pin on the southwestern side of West Parker Road at the joint front corner of Lots No. 6 and 7, and running thence along the line of said lots S. 54-43 W 163 feet to an iron pin; thence N. 35-17 W. 75 feet to an iron pin; thence N. 54-43 E. 169.1 feet to an iron pin on said road; thence along said road S. 30-44 E. 75.2 feet to the point of beginning.

The above described property is subject to restrictions applicable to Hughes Heights Subdivision, recorded in the R.M.C. Office for Greenville County in Deed Book 526 at page 462. The subject premises constitute a portion of the real estate owned by T.T. Hughes at the time of his death. The said T. T. Hughes died testate on July 24, 1951, his will being of record in the office of the Probate Court for Greenville County in Apt. 603, File 10. The within conveyance is made pursuant to the authority granted in Item VII of said Will, and it is the intention of the grantors herein that the affixing of their signature to this instrument shall constitute the written request unto the Executor and Executrix as required under the terms of the aforementioned Item VII of the said Will.

This is the same property conveyed by T.T. Hughes Ind. Trustee & Executor unto Bernhard A. Krieger Jr. on 8-6-59, recorded in the R.M.C. Office for Greenville County dated 8-6-59 recorded 9-5-59, in Deed Vol. 633 page 392.

which has the address of 1715 West Parker Road, Greenville, South Carolina 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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