

FILED
GREENVILLE S.C.
JUN 6 11 06 AM '83
DONNE S. WILKINSLEY
R.M.C.

BOOK 1610 PAGE 148

MORTGAGE

THIS MORTGAGE is made this 3rd day of June 1983, between the Mortgagor, Louise L. Carroway (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 eleven thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 3, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1995.

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 of those certain pieces, parcels or lots of land with the buildings and improvements thereon in the County of Greenville, State of South Carolina, being located on Whiller Drive and being known and designated as Lots Nos. 20 and 21 as shown on plat of Park Lane Terrace, said plat being recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book "MM" at page 47.

The above described property is the same property conveyed to the mortgagor herein by deed of Charles R. Raines and Ruby Phillips Raines dated this date and to be recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP TAX
04.40
FEB 1983

which has the address of 21 Whiller Drive Greenville, S. C. 29605 (herein "Property Address");
[Street] [City] [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 seized 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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