

FILED
AUG 24 1983
S. CAROLINA
GREENVILLE

MORTGAGE

Documentary Stamps are figured on
the amount financed: \$ 11,250.00

201-1622-525

THIS MORTGAGE is made this 13th day of July 1983 between the Mortgagor, Charles M. and Sandra L. Reynolds (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 Twelve Thousand, Six Hundred and Forty-three and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 13, 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 5, 1988

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 piece, parcel or lot of land situate, lying and being on the northern side of Buxton Court, in the County of Greenville, State of South Carolina, and being shown and designated as Lot No. 7 on Plat entitled EDGEWORTH, prepared by Douglas S. Crouch, Eng., dated October 15, 1965, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "LLL", at Page 113, and having, according to said Plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the northern side of Buxton Court at the joint front corner of Lots Nos. 6 and 7 and running thence with the common line of said Lots N. 1-58 E., 178.55 feet to an iron pin; thence N. 87-43 W. 94.75 feet to an iron pin at the joint rear corner of Lots Nos. 7 and 8; thence with the common line of said Lots S. 1-58 W., 179.29 feet to an iron pin on the northern side of Buxton Court; thence with the northern line of said Court S. 88-02 E., 95.0 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements, rights-of-way, if any, affecting the above described property.

This is the same property conveyed to Grantor herein by deed recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 911, at Page 390.

This is the same property conveyed by Deed of Merle F. Jones unto Charles M. and Sandra Reynolds, dated June 1, 1976, recorded June 1, 1976 in volume 1037 at page 221 of the RMC Office for Greenville County, Greenville, South Carolina.

7 Buxton Court, Greenville, South Carolina
which has the address of
29611 (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 for 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 herein 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 claims and demands, subject to the usual covenants, conditions or restrictions found in a schedule of exceptions to a regular title insurance policy covering the Property.

MS
250

MS
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