



BOOK 1623 PAGE 990

Donna B. Tankersley
186 Street Greenville S.C. 29607

MORTGAGE

THIS MORTGAGE is made this 11th day of August 1983 between the Mortgagor, Myra S. Love (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-Forty Dollars and 00/100 (11,040.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 11, 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 Sept. 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 certain piece, parcel or lot of land situate, lying and being in Greenville Township, State of South Carolina, in a subdivision known as Overbrook, being part of Lot No. 15 on the Old Spartanburg Road, as shown on plat of said subdivision recorded in Plat Book "E" at Page 251, and having the following metes and bounds, to-wit:

BEGINNING at a point on the Spartanburg Road, southwest corner of Lot No. 15 and running thence S. 48.32 E. 194 feet to a stake; thence N. 39.42E. 52.3 feet to a stake; thence in a northerly direction 193 feet to a point on Spartanburg Road; 20 feet southwest from corner of Lot No. 16; thence S. 41.28 W. 60 feet to the beginning corner.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and /or of record.

This is that same property conveyed by deed of Ruth T. Spain to James C. and Myra S. Love, dated 5-4-73, recorded 5-8-73, in volume 974 at page 177 of the RMC Office for Greenville County, SC.

This property being further subject to Probate File #W1456, Apt. 7 being the last will and testament of James C. Love under which this property was devised to Myra S. Love.

which has the address of 1408 E. North Street Greenville South Carolina 29607 (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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