

NOV 17 1983
G. S. T. 1144

MORTGAGE

Recorded by G.S.T. on
the amount of \$ 74,900.00

VOL 1635 PAGE 809

THIS MORTGAGE is made this 10th day of October 1983 between the Mortgagor, George R. And Faye B. McFalls (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 Seventy Four Thousand Nine Hundred Eighty Four and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 10, 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 October 15, 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 piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, and being known and designated as Lot Number 11 and Lot Number 12 of the property of Central Realty Corporation according to a plat of record in the REC Office for Greenville County in Plat Book "S" at Page 110, and having the following metes and bounds, to wit:

BEGINNING at a point on the Southeastern side of Sumter Street, said point being 230 feet Southwest of the Southeastern intersection of Hampton Street with Sumter Street and running thence S. 43-54 E. 150 feet to a point at the joint rear corner of Lots 12 and 13; thence S. 46-06 W. 136.3 feet to a point at the joint rear corner of Lots 10 and 11; thence N. 43-54 W. 150 feet to a point on the Southeastern side of Sumter Street at the joint front corner of Lots 10 and 11; thence along the Southeastern side of Sumter Street N. 46-06 E. 136.6 feet to the point of beginning.

This is the same property conveyed by deed of Central Realty Corporation to George R. McFalls, dated October 18, 1950 and recorded October 23, 1950 in the REC Office for Greenville County under deed 421-485.

Sumter Street is now known as Newberry Street.

which has the address of 106 Newberry St Greenville SC 29611 (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 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

SOUTH CAROLINA 1983 Form 5 - TAXA FRANG UNIFORM INSTRUMENT

REC-001-0044-10-CC-640212

39,6964

GCTO -----3 NOV 17 83 022

4.0000

1635-809

1635-809