



Documentary Stamps are figured on the amount financed: \$ 8157.23

MORTGAGE

BOOK 1602 PAGE 562

THIS MORTGAGE is made this 25th day of March 1983, between the Mortgagor, Joan F. Carswell (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 Fifteen Thousand Eight Hundred Five Dollars and Twenty Cents Dollars, which indebtedness is evidenced by Borrower's note dated March 25, 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 April 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 with the improvements thereon, lying and being in the County of Greenville, State of South Carolina, known as Tract No. Six (6) of the P. D. Roper Estate as shown by plat of Howard Caldwell dated November, 1941, and recorded in Book "M" at Page 041, and thereon more fully described as follows:

BEGINNING at a point on the Finley Bridge Road, thence S. 38 W. 571 feet to stake; thence S. 24 W. 700 feet to stone, near branch; thence S. 36 W. 494 feet to corner; thence S. 14 E. 296 feet to Trace 8; thence with the line of tract 8 and 7, N. 42 E. 1250 feet; thence N. 30 W. 146 feet to an iron pin; thence N. 58 E. 487 feet to point in center of Finley Bridge Road; thence with said road N. 34 W. 568 feet to the BEGINNING.

SAID PROPERTY being bounded on the West and South by Lark, old Roper homeplace, on the East by lands of McDonald and on the North by lands of Carl Bayne.

DERIVATION: This being the same property conveyed to the Grantor herein by virtue of a deed from John William Russell recorded in Deed Book 949 at Page 239 on July 18, 1972, in the RMC Office for Greenville County, South Carolina.

This is that same property conveyed by deed of Floyd D. Freeman to Joan F. Carswell, dated October 28, 1980, recorded November 18, 1980, in Deed Volume 1137, at Page 457, in the R.M.C. Office for Greenville County, SC.

which has the address of Route 4 553-A Keeler Mill Road, Travelers Rest, South Carolina 29609 (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.

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