

APR 27 11 31 AM '83

DONNIE S. TARKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 22nd day of APRIL 19.83., between the Mortgagor, MARY LEE SMITH (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").

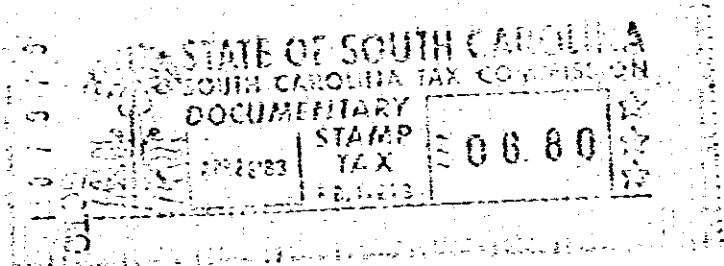
WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTEEN THOUSAND (\$17,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated APRIL 22, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on MAY 1, 2013.

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 in Greenville County, South Carolina, near the City of Greenville, being known and designated as part of lot 54 and 55 on the plat of AUGUSTA COURT, Block D, recorded in the RMC Office of Greenville County in plat book 7X page 85, and having according to recent survey by Freeland & Associates, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Augusta Court at a point in the line of lot 55, and running thence with the southeastern side of said street N. 55-04 E. 82.73 feet to an iron pin at the curve of said street; thence S. 83-31 E. 17.7 feet to an iron pin on the southwestern side of Augusta Court; thence with the southwestern side of said court S. 39-32 E. 59.33 feet to an iron pin; thence continuing S. 39-34 E. 35.62 feet to an iron pin; thence turning and running thence S. 51-39 W. 94.16 feet to an iron pin; thence turning and running through lots 54 and 55 N. 39-51 W. 112.36 feet to the point of beginning.

This is the same property conveyed to mortgagor by Jenkins L. Richardson & Katherine D. Richardson by deed dated June 30, 1981 recorded Sept. 16, 1982 in deed vol. 1174 page 20 of the RMC Office for Greenville County.



which has the address of 25 Augusta Court GREENVILLE (City) S. C. 29605 (State and Zip Code) (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.