

FILED
GREENVILLE S.C.

BC 1605 577

MAY 6 11 41 AM '83

MORTGAGE

DONNIE S. W. SLEY

THIS MORTGAGE is made this twenty-ninth day of April, 1983, between the Mortgagor, Norman E. and Pamela G. Ramsey (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").

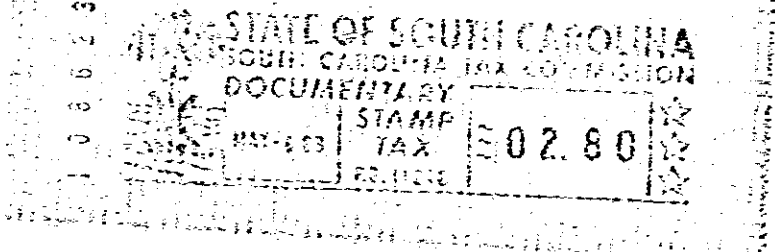
CP
PR WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand Nine Hundred Seventy-five and No/100 (\$6,975.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 29, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 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 in the County of Greenville, State of South Carolina, and known and designated as Lot No. 7 on plat of Property of O. O. Freeman, recorded in Plat Book X at Page 78, said lot having such metes and bounds as shown thereon.

THIS is the identical property conveyed to the Mortgagors herein by deed of Clyde S. and Brenda O. Cureton to be recorded simultaneously herewith.

THIS mortgage is junior in lien to that certain note and mortgage executed unto NCB and assigned to Colonial Mortgage Company recorded in Mortgage Book 1512 at Page 790.



which has the address of 306 Brockman Avenue, Greenville, S. C. 29609 (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.