

RECORDED
MAY 10 1983
Greenville S. C.

Documentary Stamps are figured on
the amount financed: \$ 30,066.04

MORTGAGE

BOOK 1508 PAGE 950

THIS MORTGAGE is made this 25th day of April
1983 between the Mortgagor, Betty H. Garrett
(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 Fifty-eight thousand, six
hundred, twenty and no/100 Dollars, which indebtedness is evidenced by Borrower's note
dated April 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 May 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 situate, lying and being in the County of Greenville
State of South Carolina, being known and designated as Lot No. 7 on a plat of Quail
Ridge, Section III, prepared by C. O. Riddle, Registered L. S., in March 1976, and
recorded in the RMC Office for Greenville County, South Carolina, on May 17, 1978
in Plat Book 6 Q at page 30, and having, according to said plat, the following metes
and bounds, to-wit:

BEGINNING at a point on Old Boiling Springs Road at the joint front corner of Lots 6
and 7 and running thence with the northern side of Old Boiling Springs Road N. 64-11 W
275 feet to a point; thence turning and running with the joint line of Lots 1 and 7,
N. 25-49 E. 130 feet to a point; thence turning and running with the joint line of
Lots 2 and 7, S. 75-30 E. 280.44 feet to a point, joint rear corner of Lots 6 and 7;
thence turning and running with the common line of said lots, S. 25-49 W. 185 feet to the
point of beginning.

This being that same property conveyed by deed of Quail Ridge Properties, A Joint
Venture to Betty H. Garrett dated May 12, 1978 and recorded May 17, 1978 in
Deed Volume 1079 at Page 379 in the RMC office for Greenville County, SC.

which has the address of 1016 Old Boiling Springs Rd., Greer
[Street] [City]
SC 29651 (herein "Property Address");
[State and Zip Code]

OR
To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-
ments 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.