



Documentary Stamps are figured on the amount financed: \$ 10,658.04

MORTGAGE

THIS MORTGAGE is made this 15th day of April 1983, between the Mortgagor, Sarah A. Evatt

(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 Fourteen Thousand Two Hundred Sixty One Dollars & Forty Cents Dollars, which indebtedness is evidenced by Borrower's note dated April 15, 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 with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot 17, on a plat of White Horse Heights, which plat is recorded in the RMC Office for Greenville, South Carolina, in Plat Book BB; at page 182 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Range View Drive joint front corner Lots 16 and 17; and running thence S. 48-52 W. 170.4 feet to an iron pin; thence N. 41-08 W. 100 feet to an iron pin; thence N. 48-52 E. 170.4 feet to an iron pin on Range View Drive; joint front corner Lots 17 and 18; thence along Range View Drive S. 41-08 E. 100 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roads or passageways, easements and rights of way, if any, affecting the above described property.

This is the same property conveyed by deed of Maynard V. Schaible, Jr. and Linda B. Schaible to Sarah A. Evatt, dated July 26, 1973 and recorded July 26, 1973 in the RMC Office for Greenville County in Deed Volume 980 Page 72.

which has the address of 204 Rangeview Circle Greenville South Carolina 29611 (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 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.

RECORDED OCT 1 1983

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