



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 13,159.28

BOOK 1617 PAGE 149

THIS MORTGAGE is made this 22nd day of June 1983 between the Mortgagor, Pat S. Petrakos

(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 Twenty One Thousand Two Hundred Ninety Six and 52/100 (\$21,296.52) Dollars, which indebtedness is evidenced by Borrower's note dated June 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 7-5-90

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 City of Greenville, State and County aforesaid, at the Northeast corner of the intersection of Townes and Croft Streets, being known and designated as the Western one-half of lot no.42, section "B" of the property of the Stone Land Company as will appear by reference to a plat thereof recorded in the RMC office for Greenville County, SC in Plat Book A, at Page 337, said lot having the following metes and bounds, to-wit:

BEGINNING at a stake on the Northeast corner of the intersection of Townes and Croft Streets, and running thence S. 83-13 E. 50 feet along Croft Street; thence N. 1-41 E. 200 feet to a point on an un-named alley; thence N. 83-13 W. 50 feet to a point at corner of Townes Street and un-named alley; thence S. 1-41 W. 200 feet along Townes Street to the beginning Corner.

This is the same property conveyed by deed of Fannie S. Cary dated May 6, 1941, recorded May 7, 1941 in Deed Book 104 at Page 233 in the RMC office for Greenville County, SC.

ALSO ALL that lot of land in Greenville County, State of South Carolina in the City of Greenville, on the north side of West Croft Street, being known and designated as the eastern one-half of Lot 42 of Section B, as shown on plat of Stone Land Company, recorded in Plat Book A at Page 337, and being more particularly described according to said plat as follows:

BEGINNING at a point in the northern side of West Croft Street at corner of lot now or formerly owned by Pat S. Petrakos, which point, is 50 feet east of the northeast intersection of Croft Street and Townes Street and running thence through Lot 42, Section B, N 1-41 E. 200 feet to an iron pin on the south side of a 12 foot alley; thence along said alley, S 83-13 E 50 feet to an iron pin; thence S 1-41 W 200 Feet to an iron pin in the north side of West Croft Street; thence with said street N 83-13 W 50 feet to the point of beginning.

CONTINUED

which has the address of 30 Croft Street Greenville SC 29615 (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.

01-056751-07 \$13,159.28

