

AUG 21 1983

MORTGAGE

1519 118

Documentary Stamps are figured on
the amount financed. \$ 4,930.70

THIS MORTGAGE is made this 13th day of June 1983 between the Mortgagor, Mary E. Mosely (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 Six thousand and seventy-three and 56/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 13, 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 June 20, 1986.

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 2nd 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 tract of land in Gantt Township, Greenville County, South Carolina being known and designated as LOTS NOS. 5 and 6 as shown on a Plat of the property of W.E. Reeves made by W.J. Riddle, Surveyor, June 1946 and having the following metes and courses and distances according to said plat:

BEGINNING at a point on Murrell Street at corner of Lot No. 6 and running thence South 80-45 West 117 feet to the joint corner of Lots Nos. 5 and 4, which is along the North side of Murrell Street; running thence North 1-35 West 158.2 feet to the line of Lot No. 7; running thence North 88-45 East 114.2 feet to the line of W.J. Hendrix property line; thence running South 2-51 East 141.4 feet to the beginning corner.

This being the same property conveyed to Garrison B. Childress by deed of Buford B. Childress with said being recorded in the R.M.C. Office for Greenville County in Deed Book 596 at Page 491, Minnie B. Childress Owens being the sole heirs of Garrison B. Childress as evidenced by a will recorded in the Probate Court of Greenville County.

This is the same property conveyed by Deed of Minnie Childress Owens unto Mary E. Mosely, dated May 20, 1970 recorded June 1, 1970, in the RMC Office for Greenville County, volume 891 page 64.

which has the address of 109 Murrell Road Greenville South Carolina 29605 (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.

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