

1021 130

Documentary Stamp is figured on
the amount financed \$ 7,088.40.

MORTGAGE

THIS MORTGAGE is made this 18th day of July 1983, between the Mortgagor, Charles G. Munson and Marjorie Munson (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 Seven Thousand Eighty Eight and 40/100 (\$7,088.40) Dollars, which indebtedness is evidenced by Borrower's note dated July 18, 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 August 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 all improvements thereon, situate lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 4, Section 1, Richwood as shown on plat dated April, 1968 by C. O. Riddle, and recorded in the RMC Office for Greenville County in Plat Book UUU at Page 5 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Richwood Drive, joint front corner of Lots 4 and 5 and running thence with the joint line of said lots, S. 19-14E. 135 feet to an iron pin in the line of Section A, Gower Estates; thence with the line of said property, S. 70-46 W. 88.9 feet to an iron pin, joint rear corner of Lots 3 and 4; thence with the joint line of said lots, N. 19-14 W. 135 feet to an iron pin on the southern side of Richwood Drive, joint front corner of Lots 3 and 4; thence with the southern side of Richwood Drive, N. 70-46 E. 88.9 feet to the point of beginning; being a portion of the property conveyed to me by deed dated March 15, 1968, recorded in the RMC Office for Greenville County in Deed Vol. 839 at Page 519.

This is that same property conveyed by deed of Jeff R. Richardson, Jr. to Charles G. Munson and Marjorie C. Munson dated December 28, 1970 and recorded December 29, 1970 in Deed Volume 905 at Page 227 in the RMC Office for Greenville County, SC.

which has the address of 49. Richwood Drive Greenville SC 29607 (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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