

DONNIE S. HENSLEY
FILED R.M.C.

GREENVILLE

AUG 15 12 19 1933

MORTGAGE

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THIS MORTGAGE is made this 15th day of August 1933 between the Mortgagor, D. Stephan Small and Anna T. Small (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 Sixty-Seven Thousand One Hundred Eighty and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 15, 1933 (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 15, 1933.

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 in the County of Greenville, City of Greenville, State of South Carolina, situate, lying and being on the southwestern side of Quail Hill Drive and being known and designated as Lot No. 24 of QUAIL HILL ESTATES Subdivision, place of which is recorded in the RMC Office for Greenville County in Plat Book TTT at Page 201. Reference to said plat is hereby made for a more complete description.

THIS being the same property conveyed to the mortgagors herein by deed of T. Frank Huguenin, Jr., et al. as recorded on January 15, 1933 in Deed Book 364 at Page 439, in the RMC Office for Greenville County, S.C.. Also see Deed Book 1035 at Page 423.

THIS IS A THIRD MORTGAGE

which has the address of 22 Quail Hill Drive, Greenville, S.C. 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 herein 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 a valid, paramount, easement or restriction listed in a schedule of exceptions to coverage in any title insurance policy issued by Lender's insurer on the Property.

SOUTH CAROLINA STATE DEPT. OF REVENUE UNIFORM INSTRUMENT

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