



Documentary Stamps are figured on the amount financed: \$ 9044.39

# MORTGAGE

THIS MORTGAGE is made this 4th day of August 1983 between the Mortgagor, Casper C. Bolden and Beulah Bolden (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 Seventeen thousand three hundred ninety two and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 4, 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 15, 1993;

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 certain piece, parcel or lot of land in the City of Greenville, State of South Carolina at the Northeast intersection of Rhett Street and McCall Street and according to a plat entitled Property of Casper Bolden and Beulah M. Bolden dated October 12, 1972 by Dalton and Neves Co., Engineers, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northeast intersection of McCall Street and Rhett Street and running thence with McCall Street N. 17-48 W. 114.8 feet to an iron pin; thence N. 71-52 E. 66 feet to an iron pin; thence S. 17-48 E. 114.8 feet to an iron pin on the northern edge of Rhett Street; thence with Rhett Street S. 71-52 W. 66 feet to the point of BEGINNING.

THIS is that same property conveyed by deed of Annie Iue H. Beeks to Casper Bolden and Beulah M. Bolden, Dated October 19, 1972, Recorded October 20, 1972, in Deed Volume 958, at Page 330, at the RMC Office for Greenville County, SC.

which has the address of 710 Rhett Street Greenville, SC 29601 (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.

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