

Documentary Stamps are figured on the amount financed: \$ 7,049.87.

MORTGAGE

THIS MORTGAGE is made this 15th day of August 1983, between the Mortgagor, Martha L. Yeargin (same as Martha L. Lambert, and same as Martha L. Terry) (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 Nine Thousand-Eight Hundred Forty-Nine and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 15, 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 8-20-88.

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 on the Southeast side of Salado Lane, shown and designated as Lot 61 of a Plat of Hillsborough, Section I, recorded in Plat Book WWW, at Page 56, in the RMC Office for Greenville County, SC being more fully described as follows:

BEGINNING at an iron pin on the Southeast side of Salado Lane at the joint front corner of Lots 60 and 61; thence S. 47-11 E. 150.7 feet to an iron pin; thence S. 57-45 W. 169.8 feet to an iron pin; thence N. 32-15 W. 140 feet to an iron pin on Salado Lane; thence N. 57-45 E. 86 feet to an iron pin; thence N. 50-17 E. 45 feet to an iron pin to the point of beginning.

This being the same property conveyed unto J. Wallace Lambert and Martha L. Lambert by deed of Howard N. Martin and Shelby B. Martin, dated October 26, 1972 and recorded in the RMC Office for Greenville County, SC in Deed Book 959 at Page 69, October 27, 1972.

This also being that same property conveyed by deed of J. Wallace Lambert to Martha L. Lambert (Married name now Martha L. Terry) (now Martha L. Yeargin) his undivided one-half interest, dated July 12, 1978 and recorded February 26 1979 in Deed Book 1097 at Page 406 in the RMC Office for Greenville County, SC.

which has the address of 114 Salado Lane, Mauldin, SC 29662 (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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