



1529 372

Interest, taxes are figured on the amount financed \$ 6512.01

# MORTGAGE

THIS MORTGAGE is made this 8 day of September 1983, between the Mortgagor, Frances M. Connor (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 ninety-eight and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 8, 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 September 15, 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 certain piece, parcel, or lot of land with all improvements thereon, lying, being and situate in the County and State aforesaid, Fairview Township and in the Town of Fountain Inn, on the northwestern side of Georgia Street, being all of Lot No. 1 on plat of property of Blake Garrett, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book 2 at Page 140, and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the northwestern side of Georgia Road at joint front corner of Lots 1 and 2, which point is 122.9 feet southwest of intersection of said street with Fairview Drive, now Givens Street; along joint line of Lot 2 N. 49-30 W. 103.1 feet to an iron pin in line with lot 3; running thence with line of Lot 3 S. 47-06 W. 101.8 feet to an iron pin; running thence S. 63-44 E. 100 feet to an iron pin on the northwestern side of Georgia Street of road; running thence with northwestern side of Georgia Street of road N. 54-56 E. 60 feet to point of beginning; and bounded by Lots 2 and 3, Georgia Street of road, and lands of Beaunit Mills, Formerly Fairview Mills.

This is the same property conveyed by deed of Kenneth Eugene Connor, Leon Thaddeus Connor, James Albert Connor, and Kathy Lynn Connor, on July 13, 1978, recorded in Deed Volume 1083, Page 447 on July 19, 1978 in the R.M.C. Office of Greenville County, South Carolina.

which has the address of 202 Georgia Street, Fountain Inn, SC 29644 (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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