

FILED
NOV 17 1983
Greenville S. Carolina

Deed of Trust for the amount of \$4,000.00

MORTGAGE

Vol 1635 Page 805

THIS MORTGAGE is made this 26th day of September 1983, between the Mortgagor, Anita M. Schmidt (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 Four Thousand Two Hundred Thirty Three Dollars & Twelve Cents, which indebtedness is evidenced by Borrower's note dated September 26, 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 October 1, 1987

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 situate, lying and being in Greenville County, S. C., at the intersection of Brockman Avenue and McCall Street, being shown and designated as a portion of Lot 29, Block C, on plat of SANS SOUCI VILLA recorded in the REC Office for Greenville County, S.C., in Plats Book A, Page 511, and also being shown on a more recent plat prepared by Freeland and Associates, dated June 1, 1979, entitled "Property of Hollyton, Inc. & J. H. Cooper", and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Brockman Avenue and McCall Street and running thence with McCall Street N. 56-36 W. 93.02 feet to an iron pin; thence N. 39-13 E. 91.50 feet to an iron pin; thence S. 56-03 E. 47.23 feet to an iron pin on Brockman Avenue; thence with Brockman Avenue S. 12-10 W. 100.66 feet to an iron pin, the point of beginning.

This is the same property conveyed by deed of Hollyton Inc. to Anita M. Schmidt, dated December 27, 1979 and recorded December 28, 1979 in the REC Office for Greenville County in Deed Volume 1118 Page 131.

which has the address of 301 Brockman Ave. Greenville (City)
South Carolina 29611 (herein "Property Address"); (State and Zip Code)

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.

SOUTH CAROLINA 1983 REV. 6-75 UNIFORM INSTRUMENT

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REC-080

REC-287