



MORTGAGE

1036 279

Documentary Stamps are figured on the amount loaned. \$24,063.64

THIS MORTGAGE is made this 29th day of September 1983 between the Mortgagor, Edna B. Bible (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 Forty-Six-Thousand, Three Hundred seventy-two and 80/100 (46,372.80) Dollars, which indebtedness is evidenced by Borrower's note dated September 29, 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 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 lot of land in Greenville County, State of South Carolina on the Northeastern side of Old Buncombe Road near the City of Greenville, being shown as Lot No. 4, on Plat of Royal Heights, made by Dalton & Neves in April, 1949, recorded in Plat Book W at Page 25, and described as follows:

BEGINNING at a stake on the Northeastern side of the Old Buncombe Road 35.8 feet Northwest from Irene Circle at corner of Lot No. 5 and running thence with the line of said Lot N. 26-07 E. 160 feet to a stake in line of Lot No. 13, thence with line of Lots Nos. 13 and 14, N. 63-53 W. 60 feet to a stake at corner of Lot No. 3; thence with the line of said lot, S. 26-07 W. 160 feet to a stake on Old Buncombe Road; thence with Northeastern side of said Road, S. 63-53 E. 60 feet to the beginning corner.

This is that same property conveyed by deed of Rufus Bible to Edna Bible, dated July 3, 1957 recorded July 25, 1957 in volume 581 at page 24 of the RMC Office for Greenville County, SC

which has the address of 3504 Old Buncombe Road, Greenville South Carolina 29609 (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.

5070 --- 1 NC2583 1340

4.0001

260

24,063.64