



Document recorded on the amount of \$45,072.04

MORTGAGE

VOL 1642 PAGE 419

THIS MORTGAGE is made this 15th day of November 1983 between the Mortgagor, Paula Tihanyi (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 Eighty Seven Thousand Dollars, which indebtedness is evidenced by Borrower's note dated November 15th 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 December 1st, 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 with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southeast side of Wade Hampton Boulevard (also known as U.S. Highway No.29), near the City of Greenville, being shown as Lot No. 2 on plat of property of Irene B. Ducker made by Dalton & Neeves, Engineers, 1954, recorded in the R. M. C. Office for Greenville County in Plat Book HH, at Page 132, and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the southeast side of Wade Hampton Boulevard at the joint front corner of Lots Nos. 1 and 2, and running thence along the line of Lot S. 53-45 E. 327.2 feet to an iron pin; thence N. 42-52 E. 100 feet to an iron pin; thence with the line of Lot No. 3, N. 50-18 W. 325.7 feet to an iron pin on the southeast side of Wade Hampton Boulevard; thence with the southeast side of Wade Hampton Boulevard, S. 42-52 W. 120 feet to the beginning corner; being the same conveyed to us by Alvin A. McCall, Jr. by deed dated March 30, 1972 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 939, at Page 513.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat (s), or on the premises.

This is that same property conveyed by deed of R. Thomas Mowbray, Jr. and Alice M. Mowbray to Paula Tihanyi, dated 2-20-76 recorded 2-20-76, in Volume 1031, at Page 909, in the RMC Office for Greenville County.

which has the address of 2410 Wade Hampton Blvd. Greenville, S.C. 29615 (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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