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S. Jankersley

MORTGAGE

VOL 1644 PAGE 244

Documentary Stamps are figured on the amount financed: \$ 4803.93.

THIS MORTGAGE is made this 9th day of December 1983 between the Mortgagor, Mary P. Wilson (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 Six thousand seven hundred fifty-three and 60/100 (6,753.60) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 1989

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, in the Town of Mauldin, State of South Carolina, on the southwestern side of Drury Lane, and being known and designated as Lot No. 45 on plat of GLENDALE recorded in the R. M. C. Office for Greenville County in Plat Book GG at pages 32 and 33, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Drury Lane at the joint corner of Lots Nos. 45 and 46 and running thence along said Lane, S. 25-58 E. 47.8 Feet to an iron pin; thence continuing along said Lane S. 35-40 E. 30.2 Feet to an iron pin; thence along the joint line of Lots Nos. 44 and 45 S. 54-20 W. 154.8 Feet to an iron pin; on the northwestern side of Haverhill Street; thence along said street N. 33-45 W. 139.9 Feet to an iron pin; thence N. 75-51 E. 170.2 Feet to the point of beginning.

This is the same property conveyed by deed of C. S. Parthemos to Mary P. Wilson dated 3-26-82 Recorded 3-30-82 in deed Volume 1164 at Page 633 of the R. M. C. Office for Greenville County, Greenville, S. C.

This is also the same property of which 1/2 interest was conveyed by deed of Morgan T. Wilson to Mary P. Wilson Dated 4-13-76 and Recorded 4-28-76 in deed Volume 1035 at Page 413 of the R. M. C. Office for Greenville County, Greenville, South Carolina.

which has the address of 102 Drury Lane Mauldin S.C. 29662 (Street) (City) (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 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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