



14335

BOOK 1537 PAGE 645

MORTGAGE

THIS MORTGAGE is made this 27th day of MARCH 1981, between the Mortgagor, ROSE B. MILLER

(herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTEEN THOUSAND, TWO HUNDRED, SIXTY-SEVEN AND 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 27, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on MAY 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 lot of land in the County of Greenville, State of South Carolina, known and designated as Lot No. 216 of Augusta Acres subdivision, recorded in plat book S, page 201, of the RMC Office for Greenville County, SC, and having according to plat prepared by Carolina Surveying Co., dated March 12, 1979, entitled "Property of Rose E. Miller" the following metes and bound, to-wit:

Beginning at an iron pin on the corner of Lot Nos. 217 and 216 and running along the edge of Jasper Drive N. 0-49 E. 100.0 feet to a point at the joint front corners of Lots Nos. 215 and 216; thence running along the line of said lots S. 87-13 E. 199.4 feet to a point at the joint rear corner of Lots Nos. 215, 221 and 216; thence running along the line of said lots S. 9-10 W. 39.1 feet to a point; thence running S. 3-33 E. 46.6 feet to a point at the joint rear corner of Lots Nos. 217, 220 and 216; thence running along the line of Lots Nos. 216 and 217 S. 88-31 W. 198.8 feet to a point.

This being the same property conveyed to the Mortgagor herein by deed of Neal J. Hardy, Federal Housing Commissioner dated October 9, 1961 and recorded in the RMC Office for Greenville County in Deed Book 685 at page 505 on November 6, 1961 and devised to her by will of Lewis E. Miller as shown in Probate Court for Greenville County in Probate Apartment 1450 file 7.

This property received by Rose E. Miller by last will and testament of Lewis E. Miller who died 11/6/76, will dated 10/18/71, probated 12/29/76 in apt. 1450 file 7 of the Probate Court for Greenville County, SC.

which has the address of 109 Jasper Drive Greenville SC 29605 (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.

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