



44704

MORTGAGE

BOOK 1544 PAGE 283

THIS MORTGAGE is made this 1st day of June
 between the Mortgagor, Mary Ann Brissie
 (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 Sixteen thousand, four hundred,
ninety-two and 80/100 Dollars, which indebtedness is evidenced by Borrower's note
 dated June 1, 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 July 1, 1986

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 piece, parcel or lot of land situate in the City of Greenville, on
 the Northwest intersection of Sylvan Drive and Byrd Boulevard in the County
 and State aforesaid and being shown as Lots 64, 63 and portion of Lot 61,
 according to a plat of Country Club Estates recorded in Plat Book G,
 pages 190 and 191 in the RMC Office for Greenville County, South Carolina,
 and being the same property conveyed to the Grantors herein by deed recorded
 in deed book 885 at page 71 in the RMC Office for Greenville County.

The above-described property is conveyed subject to all restrictions,
 easements, right-of-ways and zoning ordinances of record or on the ground
 affecting said property.

As a part of the above stated consideration the Grantees hereby assume and
 agree to pay the balance due on the certain mortgage of David C. Guth,
 Sr., and Lorraine L. Guth to Fidelity Federal Savings and Loan Association,
 in the original amount of \$29,000.00, dated August 10, 1972 and recorded
 in the said RMC Office for Greenville County, in Real Estate Mortgage
 Book 1244 at page 341. The present balance being \$28,467.50.

This is the same property conveyed by deed of David C. Guth, Sr. and
 Lorraine L. Guth, to Arthur M. Brissie and Mary Ann Brissie, dated
 8/9/73, recorded 8/23/73 in volume 982, page 266 of the RMC Office for
 Greenville County, SC. Conveyed by Arthur M. Brissie unto Mary Ann
 Brissie, recorded June 8, 1981, in volume 1149, page 525 of the RMC
 Office for Greenville County, SC.

which has the address of 708 Byrd Blvd., Greenville,
(Street) (City)
SC 29605 (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 improve-
 ments 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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