



MORTGAGE

800.1556 PAGE 469

THIS MORTGAGE is made this 20th day of October 1981, between the Mortgagor, Delores K. Greene

(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 Ten thousand, nine hundred, twenty-one and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 20, 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 November 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 lot of land in Greenville County, State of South Carolina, on the southeastern side of Salem Court as shown on a plat of property of W. T. Patrick and William R. Timmons, Jr., recorded in the RMC Office for Greenville County in Plat Book PP, page 131, and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the southeastern side of Salem Court at joint front corners of Lots 6 and 7 and running thence with the line of said lots S. 34-20 E. 142.7 feet to an iron pin at the joint rear corner of lots 7 and 8; thence with the line of Lot 8 S. 20-17 E. 41.2 feet to an iron pin at the joint rear corner of Lots 6, 8, and 10; thence with the rear line of Lot 6 S. 55-40 W. 70 feet to an iron pin and the joint rear corner of lots 5 and 6; thence with the joint line of said Lots N. 34-20 W. 174.8 feet to an iron pin on the southeastern side of turn-around of Salem Court; thence with Salem Court N. 55-40 E. 74.4 feet to the point of beginning, being shown as Lot No. 6 on above referred to plat.

This is the identical property conveyed to the grantors by deed recorded in the RMC Office for Greenville County in Deed Book 842 at page 321.

This property is conveyed subject to restrictive covenants of record and to any easements or rights of way affecting same.

The Grantee herein assumes and agrees to pay that certain mortgage given to Fidelity Federal Savings and Loan Association by the Grantors in the original amount of \$14,650.00 recorded in the RMC Office for Greenville County in Mortgage Book 1090, page 103.

This is the same property conveyed by deed of F. Gary Skinner and Dianne J. Skinner dated 6/24/69, recorded 6/27/69 in Volume 870, page 593 of the RMC Office for Greenville County, SC.

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which has the address of 1 Salem Court Greenville South Carolina, 29611 (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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