



MORTGAGE

THIS MORTGAGE is made this 4th day of November 1981 between the Mortgagor, Kenneth W. Nelson and Ada L. Nelson

(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 Eighteen Thousand Two Hundred One Dollars and No Cents Dollars, which indebtedness is evidenced by Borrower's note dated November 4, 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: known and designated as Lot No. 13 on plat of property of O. V. Hunt Estate recorded in plat Book XX, page 15, of the RMC Office for Greenville County said lot having a frontage of 108 feet on the northwest side of Avery Street, a depth of 137.4 feet on the southwest side, a depth of 141.7 feet on the northeast side and a rear width of 108.1 feet.

This is the same property conveyed to the grantor by deed dated May 4, 1962, recorded May 10th, 1962, in Deed Book 698, at page 17, of the RMC Office for Greenville County, South Carolina

DERIVATION CLAUSE:

This is the same property conveyed by Lawrence B. Morgan by deed dated 5-6-63, recorded 5-6-63 in Volume 722 at page 100.

which has the address of 112 Avery Street, Greenville, South Carolina 29611 (herein "Property Address");
(Street) (City) (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 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.

GC10 -----3 NO19 81 003 4.00CD

0073

4328 RV-2