

REC'D
S. C.
JAN 11 AM '82
W. W. WILKINS

MORTGAGE

THIS MORTGAGE is made this 19th day of January 1982, between the Mortgagor, James D. Worrell and Joanna N. Worrell (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").

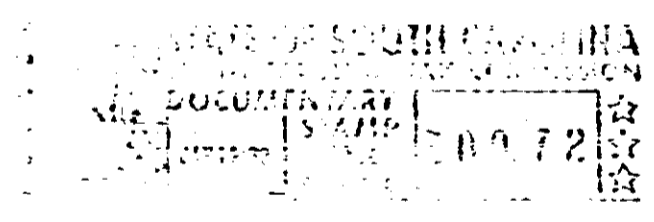
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Four Thousand Two Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 19, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2012

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 situate on the southeast side of Dameron Avenue in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot No. 10 on Plat of Section F of Gower Estates, recorded in the R.M.C. Office for Greenville County in Plat Book JJJ, Page 99, made by R. K. Campbell and Webb Surveying & Mapping Company, November, 1965, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Dameron Avenue at the joint front corner of Lots 9 and 10 and runs thence along the line of Lot 9 S. 20-45 E., 178.7 feet to an iron pin; thence N. 70-08 E., 115 feet to an iron pin; thence along the line of Lot 11 N. 19-52 W., 175.5 feet to an iron pin on the southeast side of Dameron Avenue; thence along Dameron Avenue S. 71-43 W., 117.8 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of Eugene McNulty Dickson recorded in the R.M.C. Office for Greenville County on January 19, 1982, in Deed Book 1161, Page 172.



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which has the address of 10 Dameron Avenue Greenville, South Carolina (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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