

FILED
GR... S.C.

BOOK 1532 PAGE 735

MORTGAGE

FEB 29 PM '82

SOME BY ERSLEY

THIS MORTGAGE is made this 3rd day of February, 1982, between the Mortgagor, Marie B. Worthington (herein "Borrower"), and the Mortgagee, American Federal Savings and Loan Association, a corporation organized and existing under the laws of United States, whose address is 101 East Washington St., Greenville, S.C. (herein "Lender").

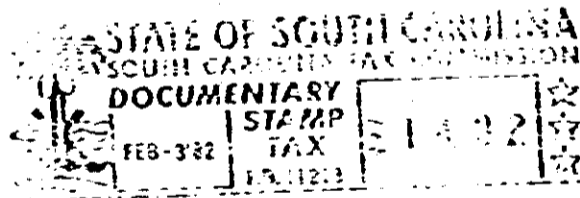
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Five Thousand Eight Hundred and 00/100 (\$35,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 28, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 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 piece, parcel or lot of land situate, lying and being on the Northeastern side of Gaithburg Square, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 37 of a Subdivision known as Eastgate Village, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 4-X at Page 31, and, according to said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeastern side of Gaithburg Square, at the joint front corner of Lots Nos. 36 and 37, and running thence with the joint line of said Lots N. 47-52 E. 129 feet; running thence S. 36-20 E. 72.1 feet to an iron pin at the joint rear corner of Lots Nos. 37 and 39; running thence with the joint line of Lots Nos. 37, 39 and 38 S. 54-55 W. 140.65 feet to an iron pin on the Northeastern side of Gaithburg Square; running thence with said Square N. 23-13 W. 51.4 feet to an iron pin; thence continuing with said Square N. 30-25 W. 6 feet to an iron pin, point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Gateweck Builders Inc. to be recorded herewith.



which has the address of 105 Gaithburg Sq., Taylors, South Carolina 29687 (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.

400 8 00891801

10735

4328 RV.2