



MORTGAGE

THIS MORTGAGE is made this 14th day of April, 1982, between the Mortgagor, Ansel E. Edwards, (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, fifty-three and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 14, 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 5/1/87.

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 with all buildings and improvements thereon situate, lying and being in the County of Greenville, State of South Carolina, containing 2.5 acres according to a Survey thereof made by R. B. Burce of the property of Ansel E. Edwards on June 12, 1961 and having, according to said Survey, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Earle Drive and running thence South 29-49 East 478.7 Feet to an iron pin; running thence South 64-20 West 313.8 feet to an iron pin; running thence North 26-01 West 288 feet to a nail and cap in the center of Earle Drive; running thence along the center of Earle Drive, North 35-18 East 170 feet to a nail and cap; thence continuing along the center of Earle Drive, North 25-20 East 170 feet to a nail and cap, the beginning corner.

This is the same property conveyed by deed of Daisy C. Roper Page to Ansel E. Edwards, dated 6/16/61, recorded 7/8/61, in Deed Volume 677, at Page 293, in the R.M.C. Office for Greenville County, SC.

which has the address of 227 Earle Dr., Greenville, SC 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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