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S. C.

MORTGAGE

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THIS MORTGAGE is made this 10th day of May 1982., between the Mortgagor, Martin D. Humphrey and Victorine D. Humphrey (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

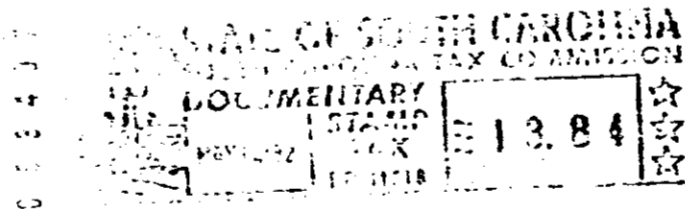
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-four Thousand Six Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 10, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 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 with all buildings and improvements thereon, situate, lying and being on the southeastern side of Fargo Street in the Town of Mauldin, Greenville County, South Carolina being known and designated as Lot No. 37 as shown on a plat entitled GLENDALE III made by C. O. Riddle dated April 1, 1974, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-R at Pages 83 and 84 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the southeastern side of Fargo Street at the joint front corner of lots nos. 36 and 37 and running thence with the southeastern side of Fargo Street, S. 47-15 W. 100 feet to a point at the joint front corner of lots nos. 37 and 38; thence with the common line of said lots, S. 40-09 E. approximately 218.2 feet to a point in a branch at the joint rear corner of lots nos. 37 and 38; thence with the branch N. 36-46 E. approximately 120.9 feet to a point in branch at the joint rear corner of lots nos. 36 and 37; thence with the common line of said lots, N. 45-23 W. approximately 196.2 feet to a point on the southeastern side of Fargo Street, the point of beginning.

The above property is the same property conveyed to the mortgagors by deed of Lawyers Title Insurance Corporation to be recorded herewith.



which has the address of 981 Fargo Street Mauldin (Street) (City) S.C. 29662 (herein "Property Address"); (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 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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