



MORTGAGE

THIS MORTGAGE is made this 23rd day of June 1982, between the Mortgagor, J. A. Stafford and Faye F. Stafford (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 Nine thousand, twelve and 36/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 23, 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 July 1, 1990;

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 certain piece, parcel, or lot of land lying and being in Austin Township, Greenville County, State of South Carolina, being known and designated as lot number 7 on on the east side of Central Ave. in the subdivision known as Eastdale and being more fully described as follows:

BEGINNING at an iron pin on the east side of Central Ave. at corner of lot #6 and running thence along line of lot #6, S. 60-21 E. 160 feet, to an iron pin on line of lot #8; thence along line of lot #-, N. 64-19 E. 88.9 feet to an iron pin on southwest d side of Drury Lane; thence along Drury Lane N. 24-31 W. 244.5 feet to an iron pin at intersection of Central Ave. and Drury Lane; thence N. 37-26 W. 13.6 feet to an iron pin; thence along Central Ave. S. 29-39 W. 210 feet to the beginning corner and being a portion of the same lands conveyed to Florrie V. Greer by Ruth V. Duncan by deed recorded in deed book 618 at page 404 in the Greenville County R.M.C. Office.

This is that same property conveyed by deed of Florrie V. Greer to J. A. Stafford and Faye R. Stafford, recorded 6/2/61, in Deed Volume 675, at Page 142, in the R.M.C. Office for Greenville County, SC.

which has the address of 202 Central Ave., Mauldin, SC 29662 (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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