



Documentary Stamps are figured on the amount financed: \$15,112.08

MORTGAGE

THIS MORTGAGE is made this seventeenth day of August 1982 between the Mortgagor, Mahendra S. Mehta and Mita Mehta (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 two thousand three hundred five and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 17, 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 October 16, 1992

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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the town of Simpsonville, at the intersection of Brookmere Road and Newgate drive, and being shown and designated as Lot No. 85 on plat of Section III, Bellingham, recorded in the RMC Office for Greenville County in Plat Book 4X at page 89, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Newgate Drive at the joint front corner of Lots Nos. 85 and 85 and running thence with the northerly side of said Drive, N. 85-30 W., 75 feet to an iron pin; thence with the intersection of Newgate Drive and Brookmere Road, N. 39-09 W., 34.51 feet to an iron pin on the Easterly side of Brookmere Road; thence with the Easterly side of said road, N. 7-12 E., 130 feet; thence S. 88-20 E., 100 feet to an iron pin at the joint rear corner of Lots Nos. 85 and 86; thence with the joint line of said Lots S. 7-04 W., 159.85 feet to the point of beginning.

This is the identical property conveyed to the grantors by deed of Bellingham Incorporated recorded in the RMC Office for Greenville County in Deed Book 1011 at page 381 dated December 6, 1974.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat (s) or on the premises.

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This being the same property conveyed to Mahendra S. Mehta and Mita Mehta by deed from Robert C. Davis and Virginia Davis recorded in the RMC Office for Greenville County on May 19, 1977 on page 894 of Volume 1056 and dated May 17, 1977.

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which has the address of 101 Newgate Drive Simpsonville,
[Street] [City]
S.C. 29681 (herein "Property Address");
[State and Zip Code]

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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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