



THIS MORTGAGE is made this 22 day of October 1982 between the Mortgagor, Titus Caddell and Faye G. Caddell (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 Six thousand seven hundred sixty two dollars and 60/100-- Dollars, which indebtedness is evidenced by Borrower's note dated 10/27/82 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1985

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 peice, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, being known and designated as Lot No. 95 of a subdivision known as Wellington Green as shown on a plat thereof dated August 17, 1962, recorded in the R. M. C. Office for Greenivlle, County in Plat Book RR, at Page 99, and having such metes and bounds as shown thereon.

THIS is the identical property conveyed to the grantor by deed of M. E. Howell dated September 28, 1967 and recorded in the R.M.C. Office for Greenville County in Deed Book 829 at Page 543.

THE Grantee herein assumes and agrees to pay that certain note and mortgage heretofore executed unto Fidelity Federal Savings & Loan Association, recorded in the R.M.C. Office for Greenville County in Mortgage Book 1070 at Page 572 and has a present balance of \$19,000.00.

THIS conveyance is made subject to any restricitons or easement as may appear of records, on the recorded plats, or on the premises.

THIS is the same property conveyed by deed of Larry G. Shaw and dated 2-12-68 and recorded 3-7-68 in the RMC Office for Greenville County in Volume 839 at page 201.

which has the address of Lot 95 Sandown Lane Greenville, SC 29615 (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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