

RECORDED
DEC 14 1982
Bernie S. Tankersley

Documentary Stamps are figured on
the amount financed: \$4463.78 01-050128-58

MORTGAGE

BOOK 1589 PAGE 13

THIS MORTGAGE is made this 17th day of November 1982, between the Mortgagor, Dorothy C. Jackson

(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, three hundred, thirty-seven and 92/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 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 December 1, 1986

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 tract of land situate, lying and being in Greenville County, South Carolina, Grove Township, and containing 0.5 acre according to plat of property of Dorothy Jackson made by Carlina engineering and Surveying Co., November 11, 1963, and according to said plat being more particularly described as follows:

BEGINNING at an iron pin in the center of Neeley Perry Road and running S. 12-24 E. 210 feet to an iron pin; thence N. 61-55 W. 105 feet to an iron pin; thence N. 12-24 W. 210 feet to an iron pin which is 838 feet from a county road; thence along the center of Neeley Perry Road, S. 61-55 E. 105 feet to an iron pin, the beginning corner.

This is that same property conveyed by deed of Elijah Hawthorne to Dorothy Jackson, dated 11/19/63, recorded 11/19/63, in Deed Volume 736, at Page 445, in the R.M.C. Office for Greenville County, SC.

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which has the address of Rt. 4, Box 308, Gunter Rd., Piedmont, SC 29673 (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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