



Documentary Stamps are figured on the amount financed: \$ 20,064.00

BOOK 1591 PAGE 734

# MORTGAGE

THIS MORTGAGE is made this 14<sup>TH</sup> day of DECEMBER 1982, between the Mortgagor, EUGENE L. EDWARDS AND JUDY B. EDWARDS AND REVA Y. EDWARDS (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY-ONE THOUSAND THREE HUNDRED TWENTY-NINE AND 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated DECEMBER 14, 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 JANUARY 1, 1993.

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 constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the south side of Conway Drive and being known and designated as Lot No. 16 on Plat of Pleasantburg Forest, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book GG at Pate 163 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Conway Drive at the joint front corner of Lots 15 and 16 and running thence along the line of Lot 15, S. 7-10 W. 185.3 feet to an iron pin; thence N. 78-22W. 75 feet to an iron pin; thence along the line of Lot 17, N. 4-29 W. 169.8 feet to an iron pin on the south side of Conway Drive; thence with the curve of said drive (the chord being S. 88-43 E. 110 Feet) to the beginning corner.

This is the same property conveyed by deed of Reva Young Edwards (life estate reserved) to Eugene L. Edwards and Judy B. Edwards, dated 8-4-82, recorded 8-9-82, in Deed Volume 1171, at Page 690, in the RMC Office for Greenville County, South Carolina.

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which has the address of 16 CONWAY DRIVE GREENVILLE  
[Street] [City]  
SC 29615 (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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