



Documentary Stamps are figured on the amount financed: \$ 10,891.04

# MORTGAGE

BOOK 1591 PAGE 812

THIS MORTGAGE is made this 20th day of December, 1982, between the Mortgagor, E. Dorothy Walker (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 Twenty thousand, six hundred eighty-two and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 20, 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 piece, parcel or lot of land known and designated as Lot No. 19 on the Northern side of Watts Ave. as per plat made by Dalton & Neves, Engineers and recorded on Aug. 20, 1930, in Plat Book H, Page 176, Office of R.M.C. for Greenville County, South Carolina and being more particularly described as follows:

BEGINNING at a point on the Northern side of Watts Ave., said point being 60 ft. from thk intersection of Biltmore Drive, formerly Brook Drive, said point being the common front corner of Lots No. 19 and 20, and running thence N. 0-48 E. 165 ft. to a point on the Southern line of Lot No. 17; thence along the Southern line of Lot No. 17 S. 84-34 E. 60 feet to the rear corner of Lot No. 18; thence along the common line of Lots Nos. 18 and 19 S. 0-48 W. 165 feet to Watts Ave.; thence along the Northern line of Watts Ave. 60 feet to the point of beginning.

This is that same property conveyed by deed of E. M. West to E. Dorothy Walker, dated 5/24/79, recorded 5/25/79, in Deed Volume 1103, at Page 305 in the R.M.C. Office for Greenville County, SC.

ALSO: ALL that piece, parcel or lot of land with the improvements thereon in Gantt Township, Greenville County, State of South Carolina, being the property notes in the Estate of George Samuel Scott, Deceased, as noted in Apartment 968, File 13, and the same property now shown as being in Tax District 166, Sheet 243, Block 3, Lot 9, fronting on Old Anderson Rd. This lot and House form the remainder of lands heretofore conveyed to George Samuel Scott as notes in Deed Volume 307 at page 312. See also Deed Volume 41 at page 150.

The Grantor (Grantor's) are among the sole Heirs as Low of the late George Samuel Scott who died intestate on or about November 11, 1966 as more particularly noted in Apartment 968, File 13, Office of the Probate Judge for Greenville County, SC.

This is that same property conveyed by deed of Georgia M. Scott Pickens Etal, Deed Volume 899, Page 5, dated 6/17/70, recorded 9/21/70, in R.M.C. Office which has the address of 403 Watts Ave., Greenville, SC 29601 and 18 Old Anderson Rd. Greenville, SC 29611 (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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