



Documentary Stamps are figured on the amount financed: \$ 36,068.44

MORTGAGE

THIS MORTGAGE is made this 3rd day of March 1983 between the Mortgagor, Frank K. Bridwell and Mary C. Bridwell (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 Seven Thousand Three Hundred Thirteen and 54/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 3, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 6-6-83

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 lot of land in the State of South Carolina, County of Greenville containing three acres, more or less, located on the southeasterly corner of a 34 3/4 acre tract as shown on a plat of A. H. Bridwell's land prepared by Will D. Neves, Engineer dated February 28, 1913 and being described as follows:

BEGINNING at a point in the center of Old Rutherford Road at its intersection with Reid School Road and running thence along said Old Rutherford Road, N. 41-15 E., 102 feet to an iron pin at the corner of property now or formerly of Clifton Bryant; thence along said Bryant line, S. 17 E. 240 feet to an iron pin; thence S. 41-30 E., 609.84 feet to a black jack; thence S. 88-15 W., 594 feet more or less to a point in the approximate center of Reid School Road; thence along said road in a northerly direction approximately 600 feet to the point of beginning.

This being that same property conveyed by Deed of Woodrow Bridwell to Frank K. Bridwell and Mary C. Bridwell dated July 27, 1972 and recorded 8-1-72 in the RMC office for Greenville County, SC, in Book Vol. 950 at page 519.

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which has the address of... Route 5, New Tilth Road, Taylors, SC 29687 (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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