

# MORTGAGE

THIS MORTGAGE is made this 16 day of February 19 83, between the Mortgagor, Lucille S. McCorkle Ehlen

(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 Four Thousand, Six Hundred and fifty-six Dollars and 42/100 Dollars, which indebtedness is evidenced by Borrower's note dated Feb. 16, 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 August 15, 1983

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 with buildings and improvements thereon, situate, lying and being in the Northeastern corner of Dronfield Drive with Bexhill Court, in Greenville County, South Carolina, being shown and designated as Lot No. 23 on Sheet 2 of BUXTON made by Piedmont Engineers and Architects dated November 5, 1970, recorded in the RMC Office for Greenville County, S.C., in Plat Book 4N, page 3, reference to which is hereby craved the metes and bounds thereof.

Beginning at an iron pin on the Northern side of Bexhill Court at the joint front corners of Lots Nos. 22 and 23, and running thence N. 23-24 E., 155.4 feet to an iron pin; thence N. 60-04 W., 95 feet to an iron pin at the corner of Lot No. 21; thence along the line of Lot No. 21, S. 63-46 W., 86.6 feet to an iron pin on Dronfield Drive; thence along the Eastern side of Dronfield Drive, S. 5-42 E., 125 feet to an iron pin; thence with the curve of the intersection of Dronfield Drive with Bexhill Court, the chord of which is S. 48-58 E., 36.4 feet to an iron pin; thence along the Northern side of Bexhill Court, N. 87-45 E., 38.4 feet to an iron pin; thence continuing along the Northern side of Bexhill Court, S. 75-35 E., 20.8 feet to an iron pin, the beginning corner.

This is the identical property heretofore conveyed to the grantor and grantee herein by deed of Suddeth Builders, Incorporated, dated 19 November, 1971, of record in the Office of the Clerk of Court for Greenville County in deed Book 930 at page 371.

This is that same property conveyed by deed of Suddeth Builders, Incorporated to Randall B. McCorkle and Lucille S. McCorkle, dated November 19, 1971, in Deed Book 930, at Page 371, in the R.M.C. Office for Greenville County, SC.

This is also the same property conveyed by deed of Randall B. McCorkle (his 1/2 interest) to Lucille S. McCorkle, (now known as Lucille S. McCorkle Ehlen), dated March 17, 1978, recorded October 6, 1978, in Deed Volume 1089, At Page 418, in the R.M.C. Office for Greenville County, SC.

which has the address of 15 Dronfield Drive, Greenville, S.C.

(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 seized 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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