



Documentary Stamps are figured on the amount financed: \$ 10,008.04

# MORTGAGE

THIS MORTGAGE is made this 13th day of April 1983, between the Mortgagor, Carol G. Couch (also known as Carol A. Granger) (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 Thirteen thousand two hundred thirty-two and 16/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 13, 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 April 15, 1987;

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 those pieces, parcels or lots of land situate, lying and being on the southern side of Long Hill Street in the City of Greenville, County of Greenville, State of South Carolina, and known and designated as Lot No. 79 and part of Lot 80 or a subdivision known as Augusta Road Hills, plat of which is recorded in the RMC Office for Greenville County in Plat Book M at Page 33, also shown as the property of Harold D. Green by plat recorded in the RMC Office for Greenville County in Plat Book 4B at page 67; said lot having such metes and bounds as shown on said latter plat.

The above conveyance is made subject to such easements, restrictions, zoning ordinances, or rights of way as may appear of record or on the premises.

The Grantee herein assumes and agrees to pay the terms of that certain note and mortgage heretofore executed unto Collateral Investment Company recorded in Mortgage Book 1127 at page 263 in the original amount of \$12,900.00 and having a present balance of \$10,966.89.

This is that same property conveyed by deed of Michael Lee Goodwin to Carol A. Granger (also known as Carol G. Couch) dated May 30, 1980 and recorded May 30, 1980 in Book Volume 1126 at page 705 in the RMC Office for Greenville County, South Carolina.

GCTO -----3 AP27 83 040

which has the address of 112 Long Hill Street, Greenville, South Carolina 29605 (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.

4.0000

