

1608 166
Documentary Stamps are figured on
the amount financed: \$ 6,464.69

MORTGAGE

FILED
GREENVILLE S.C.
MAY 26 10 10 1983

THIS MORTGAGE is made this 20th day of May 1983, between the Mortgagor, M. Jean Paulos (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 Nine Thousand, Eighty One and 00/100 (\$9,081.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 20, 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 June 10, 1988;

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 situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 71 on a Plat of Section 1, Canebrake, recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 46 and having, according to a more recent survey by Freeland & Associates, dated September 24, 1979, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Bennington Road, joint front corner of Lots 71 and 72, and running thence with the common line of said lots, S. 71-80 W. 134.49 feet to an iron pin; thence with the rear line of Lot 71, N. 18-14 W. 129.54 feet to an iron pin; thence with the common line of Lots 71 and 38, N. 55-45 E. 53.28 feet to an iron pin; thence with the common line of Lots 70 and 71, S. 60-46 E. 144.81 feet to an iron pin on the western side of Bennington Road; thence with the curve of Bennington Road, the chord of which is S. 3-46 W. 39.0 feet to an iron pin, the point of beginning.

This being the same property acquired by the Mortgagor by deed of Hugh W. Elder, Jr. and Lesa H. Elder dated May 25, 1983 and to be recorded herewith.

This is a second mortgage.

which has the address of 118 Bennington Road, Greer, South Carolina 29651 (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 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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