



MORTGAGE

THIS MORTGAGE is made this 2nd day of May 1983 between the Mortgagor, Patricia H. Tedder (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 Eight Hundred Fifty Eight and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 2, 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 5-01-88

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, with all improvements thereon, situately, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, on the southern side of Cunningham Road, being known and designated as Lot No. 15 and the eastern one-half of Lot No. 14 of a subdivision known as Rosewood Park as shown on plat thereof recorded in the RMC office for Greenville County in Plat Book TT at Page 30 and having, according to a revised plat of Lots Nos. 13, 14, and 15 of said subdivision prepared by C. C. Jones, Engineer, September 14, 1961, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Cunningham Road, joint front corner of Lots Nos. 15 and 16 and running thence along the joint line of said lots, S. 61-12-W. 180 feet to an iron pin on the line of Lot No. 18; thence along the line of Lot No. 18, N. 23-45 W. 50 feet to an iron pin, the joint rear corner of Lots Nos. 14 and 15; thence along the joint line of Lots Nos. 14 and 18, N. 54-30 W. 23 feet to an iron pin; thence along a new line through the center of Lot no. 14, N. 34-25 E. 185.0 feet to an iron pin on the southern side of Cunningham Road; thence along the southern side of Cunningham Road, S. 44-20 E. 53 feet to an iron pin, joint front corner of Lots Nos. 14 and 15; thence continuing along the southern side of Cunningham Road, S. 33-33 E. 100 feet to an iron pin, the beginning point.

This is that same property conveyed by deed of Equitable Life Assurance Society of United States to George M. Tedder and Patricia H. Tedder dated June 7, 1976 and recorded June 14, 1976 in Deed Volume 1037 at Page 900 in the RMC Office for Greenville County, SC.

ALSO this is that same property conveyed by deed of George M. Tedder (his undivided one-half interest) to Patricia H. Tedder dated July 1, 1982 and recorded 7-2-82 in Deed Volume 1169 at Page 603 in the RMC Office for Greenville County, SC.

which has the address of 609 Cunningham Road, Taylors, SC 29687 (herein "Property Address");
[Street] [City] [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 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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