BOOK 1012 PAGE 00

Documentary Stamps are figured on the amount financed: $ 45018.01

FILED
JUN 17 1983
Donnie S. Tankersley

MORTGAGE

THIS MORTGAGE is made this ....tenth.....day of..November....., 19..82, between the Mortgagor,...Mary C. Reid.....(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..Forty Eight Thousand Three Hundred Forty Eight and 14/100 ($48,348.14)---Dollars, which indebtedness is evidenced by Borrower's note dated...November 10, 1982.....(herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on..5-09-83.....;

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:

Being shown as 1.00 acres on survey and plat entitled "Survey for Mary C. Reid", prepared by Dalton & Neves, Engs., dated Feb., 1980, and having , according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on southern side of Batson Road, about 2,840 feet from S. C. Highway No. 253, and runs thence S. 19-15 E. 129.36 feet to iron pin; thence S. 37-63 E. 95 feet to iron pin; thence as rear line, S. 48-49 W. 161.6 feet to iron pin; thence N. 37-53 W. 85 feet to iron pin; thence N. 22-56 W. 145 feet to iron pin; thence N. 10-46 W. 108.6 feet to iron pin on southern edge of Batson Road; thence with southern edge of said road, S. 89-19 E. 124.4 feet to iron pin; thence continuing with said Road, S. 84-49 E. 25.3 feet to beginning corner.

AND ALSO all that piece, parcel and lot of land, in said County and State, being shown as 0.73 acres on survey and plat entitled "Survey for Mary C. Reid", prepared by Dalton and Neves, Engs., dated Feb., 1980, and having , according to said plat the following metes and bounds, to-wit:

BEGINNING at iron pin on southern edge of Batson Road, front corner with and adjacent to the above described parcel, and runs thence as common line of above parcel, S. 10-46E. 108.6 feet to iron pin; thence S. 22-56 E. 145 feet to iron pin; thence as rear line, S. 81-22 W. 20.1 feet to iron pin; thence continuing S. 81-22 W. 47 feet to iron pin; thence N. 67-38 W. 52.7 feet to iron pin; thence N. 36-47 W. 101.7 feet to iron pin; thence N. 15-19 W. 156 feet to iron pin on southern edge of Batson Road; thence with said Road, S. 89-19 E. 140.4 feet to iron pin, the beginning corner.

Subject to easements and rights of way of record or on the premises. This is the remaining portion of that property conveyed to Grantor and Charles L. Reid by deed of John L. Holcombe recorded in RMC Office for Greenville County on 11-17-55 in Deed Book 539, page 218, and that to Grantor by deed of Frank P. McGowan, Master, recorded in RMC Office for Greenville County on 8-31-72 in Deed Book 953, page 602.

which has the address of.....Route. 5.....(Street), ...Greenville.....(City),
SC 29615 .....(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.