

1619-211

Documentary Stamps are figured on the amount financed. \$ 20,000.00

# MORTGAGE

THIS MORTGAGE is made this 20 day of June 19 83, between the Mortgagor, Maude B. Brown (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 Thirty-eight thousand, Three hundred, Thirteen and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 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 20, 1993

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 on the East side of State Highway # 2 (South Main Street) in the Town of Simpsonville, South Carolina, bounded by lands of the grantor on the north, east and south, having the following metes and bounds, to wit:

Beginning at an iron pin on the east side of the street 13 feet and 7 inches from the end of the pavement of the sidewalk near the home of the grantor, and running thence N. 85 E. 150 ft. to an iron pin; thence S. 5 E. 100 ft to an iron pin; thence S. 95 W. 150 ft. to iron pin on the east side of the street; thence along the street N. 5 W. 100 ft to the beginning corner and being part of the same tract of land conveyed to me by G.E. Chamblee by deed dated October 29, 1930 and recorded in the office of R.M.C. for Greenville County in Volume 157 at page 145.

Derivation: This is the same property conveyed by deed of B.W. Brooks, unto Mark Brown (Deceased) and Maude B. Brown, dated July 23, 1940 and recorded in Volume 224 at Page 134 of the R.M.C. Office for Greenville County, Greenville, South Carolina.

which has the address of 307 S. E. Main St. Simpsonville, South Carolina (Street) (City) 29681 (State and Zip Code) (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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