

MORTGAGE

1319 215

THIS MORTGAGE is made this 1st day of July 1983, between the Mortgagor, Marguerita M. Busby (same as Marguerita M. Sane) (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 Nineteen Thousand Three Hundred Fifty One and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 1, 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 July 15, 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 together with all buildings and improvements thereon, situate, lying and being on the southeastern corner of the intersection of Parkwood Avenue and Woodbine Road in Greenville County, City of Greenville, State of South Carolina, being known and designated as Lot 53 on a plat entitled Map of Northwood made by Dalton and Neeves dated June, 1939, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book J, at pages 102 and 103 reference to said plat is hereby made for a more complete description thereof.

THIS is the same property conveyed to Stephen E. Sane and Marguerita M. Sane by deed of Mortimer M. Goldsmith and Susan C. Goldsmith recorded in the RMC Office for Greenville County in Deed Book 1080 at page 6 on May 30, 1978.

This is also that same property conveyed by deed of Stephen E. Sane (his one-half interest) to Marguerita M. Sane dated June 29, 1979 and recorded July 3, 1979 at Deed Volume 1106 at page 32 in the RMC Office for Greenville County, SC.

Documentary Stamps are Figured on the amount financed: \$10,058.04.

which has the address of 16 Parkwood Drive, Greenville SC 29609 (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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