

Documentary Stamps are figured on the amount financed \$ 23,200.80

MORTGAGE

THIS MORTGAGE is made this 23rd day of June 1983 between the Mortgagor, Evelyn G. Webb

(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 Twenty Three Thousand Two Hundred and 80/100 (\$23,200.80) Dollars, which indebtedness is evidenced by Borrower's note dated June 23, 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 1, 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville on East Washington Street, known and designated as Lot No. 32 of Block C, East Park, a part of Boyce's Addition to Greenville County, recorded in the RMC Office for Greenville County in Plat Book "A" at Page 383 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of East Washington Road, joint front corner of Lots Nos. 31 and 32 and running thence along the common line of Lots Nos. 31 and 32, 157 feet to an iron pin, joint rear corner of Lots Nos. 31 and 32; thence along the rear line of Lot No, 32, 55 feet to an iron pin, the joint rear corner of Lots Nos. 32 and 33; thence along the common line of Lots Nos. 32 and 33, 177 feet to an iron pin on the northern side of Washington Road; thence along said Road, 50 feet to an iron pin the point of beginning."

This is that same property conveyed by deed of E. INMAN, MASTER to Mrs. Evelyn G. Webb dated December 14, 1965 and recorded December 14, 1965 int the RMC Office for Greenville County, SC in Deed Volume 788 at Page 181.

which has the address of 1209 E. Washington Street Greenville SC 29601 (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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