

1130
AUG 13 1983

Documentary Stamps are figured on
the amount financed. \$

MORTGAGE

1021 845

THIS MORTGAGE is made this 13th day of July 1983 between the Mortgagor, Stephen E. Addyman, Jr. (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 Seven Hundred Fifty Two and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 13, 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 August 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 piece, parcel or lot of land lying, being and situate in Chick Springs Township, on the South side of Buddy Avenue, County and State aforesaid, and being known and designated as Lot No. Nineteen (19) of the Woodland Heights property of the I. M. Wood Estate as shown on plat prepared by H. S. Brockman, Registered Surveyor, dated Dec. 28, 1955 and which plat has been recorded in the RMC Office for said County in Plat Book GG, Page 151. This being one of the lots which was conveyed to grantors herein by E. Inman, Master by Deed recorded in said Office in Deed Book 643, Page 251. For a more particular description see the aforesaid plat.

This is that same property conveyed by deed of Stephen E. Addyman to STEPHEN E. ADDYMAN, JR. dated May 4, 1983 and recorded May 9, 1983 in Deed Volume 1187 at Page 882 in the RMC Office for Greenville County, SC.

which has the address of 126 Buddy Avenue, Greenville, SC 29651 (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 Property, has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend against the title to the Property against all claims, suits, actions, judgments, liens, taxes, assessments, and other encumbrances, except as otherwise provided in the Note.

SOUTH CAROLINA EXEMPT FROM UNIFORM INSTRUMENT

41800

RECORDED