

# MORTGAGE

THIS MORTGAGE is made this first day of August, 1983, between the Mortgagor, Mary Frances Davis (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 Two thousand, five hundred dollars and 32/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 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 August 15, 1985

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 in Chick Springs Township, County of Greenville, State of South Carolina, located on the south side of Moore Street, in the City of Greer and being shown as Lot No. 14 on plat made for Mrs. I.P. Few ( Fanny M. Few ) by W.N. Willis, surveyor, dated November 19, 1912 and having the following courses and distances , to-wit:

BEGINNING on the south side of Moore Street at the joint front corner of Lots 13 and 14, being 60 feet east from the corner of Moore Street and Lindal Street and running thence N. 74-30 E. 60 feet along the south side of Moore Street to corner of Lot No. 15; thence as the common line of Lots 14 and 15, S. 12-58 E. 135.1 feet to an alley; thence along the northern side of alley, S. 76-13 W. 60 feet to the rear corner of Lot No. 13; thence as the common line of Lots 13 and 14, N. 12-58 W. 133.3 feet to the beginning corner.

This is the same property conveyed to the Grantor by Deed of Mary Frances Davis on November 6, 1978, recorded in Deed Book 1091 at Page 924.

This conveyance is subject to any and all existing reservations, easements, rights-of-way , zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

This is that same property conveyed by deed of Frank P. McGowan, Jr., Master to Mary Frances Davis, dated 3-10-78, recorded 3-15-78, in volume 1075 at page 294 of the RMC Office for Greenville County, SC.

This is that same property conveyed by deed of Mary Frances Davis, a one half interest to James Franklin Davis, dated 11-6-78, recorded 11-15-78, in volume 1091 at page 924 of the RMC Office for Greenville County, SC.

This is that same property conveyed by deed of James Franklin Davis, a one half interest to Mary Frances Davis, dated 11-27-78 , recorded 12-8-78, in volume 1093 at page 433 of the RMC Office for Greenville County, SC.

which has the address of 202 Moore St., Greer, S.C. 29651 (herein "Property Address");  
(Street) (City)  
(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 seised 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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