



Deemed to be figured on the amount included \$ 49,021.83

MORTGAGE

BOOK 1530 PAGE 725

THIS MORTGAGE is made this 26th day of September 1983, between the Mortgagor, Marion Edward Scott (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 Seventy One Thousand Five Hundred Ninty dollars and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 26, 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 October 1, 1988.

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 of tract of land located in Gantt Township, Greenville County Stat of South Carolina, and being known and designated as Tract No. 3 on Plat No. 2 of the property of E. W. Brown Estate by Woodward Engineering Co. February, 1957, and recorded in the RMC Office for Greenville County in Plat Book 00, Page 319, and having, according to said plat the following metes and bounds:

BEGINNING at an iron pin, joint corner of Tracts Nos. 2 and 3, and running thence S. 72-25 W. 400 feet to an iron pin, joint corner of Tracts Nos. 3 and 4; thence running S. 18-16 E. 926.2 feet to an iron pin; thence running N. 86-53 E. 278 feet to an iron pin; thence running N. 81-12 W. 114.8 feet to an iron pin, joint corner of Tracts Nos. 2 and 3; thence running along the line of Tracts Nos. 2 and 3, N. 16-57 W. 1048.5 feet to the beginning. Said Tract contains 9.00 acres, more or less. This being a portion of the property conveyed to E. W. Brown, deceased by deed recorded in Deed Book 56, Page 297.

This is that same property conveyed by deed of Frances B. Scott to Marion Edward Scott dated, September 26, 1973 and recorded September 26, 1973 in deed Volume 984 at Page 808, in the RMC office for Greenville County, SC.

which has the address of 9 Ellison Street Greenville SC 29607 (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 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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