



Declarations are figured on the amount advanced \$ 71,000.00

MORTGAGE

BOOK 1530 PAGE 729

THIS MORTGAGE is made this 26th day of September 1983 between the Mortgagor, Frances E. 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 certain peice, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and in Butler Township, on the northeast side of Ellison Street, and being known and designated as Lot No.20 of the property of E. Godfrey Webster as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book K at page 39 and having the following metes and bounds, to wit:

Beginning at an iron pin on the northeast side of Ellison Street at the rear corner of Lot No. 19, which point is 167 feet southeast of the intersection of said Ellison Street with Webster Road, and running thence along the rear line of Lot No. 19, 18, and 17, N 52-23 E 208.6 feet to an iron pin at the rear corner of Lot No. 17; thence S 55-30 E 24.4 feet to an iron pin at the rear corner of Lot No. 21; thence along the line of said lot No. 21, S 34-36 W 198 feet to the corner of said lot on the northeast side of Ellison Street; thence along thn line of said Ellison Street N 55-30 W 88.4 feet to the beginning corner.

This is the same property conveyed by Deed of J.D. Stoddard, Jr. and Ruth M. Stoddard, to Frances E. Scott dated, April 15, 1977, and recorded April 22, 1977, in Deed Volume 1055 at page 149, in the R.M.C. Office for Greenville County, South Carolina.

which has the address of 9 Ellison St. Greenville (City) S.C. 29607 (State and Zip Code) (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.

Vertical stamp: 1530

Vertical stamp: 1530 RV-21