

Documentary Stamp Tax figured on
the amount financed: \$ 15,000.

MORTGAGE

BOOK 1631 PAGE 793

OCT 21 1983

THIS MORTGAGE is made this 30th day of September 1983, between the Mortgagor, Carlyle R. Bryant and Annie Vera Bryant (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 Eight Thousand Eight Hundred Eighty and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 30, 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 5, 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 in Greenville Township, Greenville County, State of South Carolina, on the South side of Carroll Street, near the now or former limits of the city of Greenville, and more particularly described, as follows:

BEGINNING at a branch, which point is on the South side of Carroll Street and running thence S 71.45 W 115.8 feet; thence S 65.56 W 100 feet; thence S 22.38 W 58 feet, which point is the Southeast corner of lot 14; thence N 63.51 W 37.4 feet; thence N. 22.14 E. 22.8 feet; thence N. 56.41 W 70 feet to Lot 16; thence along the line of that lot, N 20.29 E 168.2 feet to Carroll Street; thence along the line of that Street S. 57.04 E. 75 feet; thence S. 66 E. 75 feet along said street; thence still along said street S 75.10 E. 120.3 feet to the branch, the beginning corner, being Lots 13, 14, and part 15 as shown on Plat recorded in Plat Book T at Page 21. Subject, however to the right of way for sewer line across one corner of Lot 15 as shown on said plat.

This is that same property conveyed by deed of Helen B. McDaniel, Nora Camille McDaniel Manning and Helen Carroll McDaniel to Carlyle R. Bryant and Annie Vera Bryant dated November 12, 1970 and recorded November 12, 1970 in Deed Volume 340 at Page 478 in the RMC Office for Greenville County, SC.

which has the address of 22 McDaniel Court Greenville SC 29605 (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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