



MORTGAGE

Documentary Service Fee figured on the amount loaned is \$18,362.24

THIS MORTGAGE is made this 23rd day of September 1983 between the Mortgagor, Lucia B. Staton

(herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-nine thousand, eighty-nine and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 23, 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 September 20, 1990

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 piece, parcel, or lot of land, situate, lying and being on the northern side of Lynn Drive, Greenville County, South Carolina, being shown and designated as Lot 20 on a Plat of ROSEWOOD PARK, recorded in the RMC Office for Greenville County in Plat Book TT, at Page 31, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Lynn Drive, joint front corner of Lots 20 and 21, and running thence with the common line of said Lots N 00-20 W. 176 feet to an iron pin: thence N 80-08 E. 92.5 feet to an iron pin: thence with the common line of Lots 19 and 20, S 00-20 E. 188 feet to an iron pin on the northern side of Lynn Drive: thence with said Drive, S 82-00 W. 85.0 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above property.

This is the same property conveyed to the Grantor herein by deed of Robert Lewis Holcombe and Nancy Britt Holcomb, recorded January 22, 1971, in Deed Book 907, at Page 141, and re-recorded October 5, 1977, in Deed Book 1066, at Page 216.

This is that same property conveyed by deed of George L. Counts, Jr. to Lucia B. Staton, dated October 4, 1977, recorded October 5, 1977, in volume 1066 at page 224 of the RMC Office for Greenville County, SC.

which has the address of 9 Lynn Drive, Taylors, S.C. 29687 (Street) (City) (herein "Property Address"); (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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