

FILED  
NOV 25 1983

# MORTGAGE

1057 53  
the amount loaned \$ 9859.96

THIS MORTGAGE is made this 19th day of October 1983, between the Mortgagor, Clyde A. Cole and Kathy M. Cole (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 Ten Thousand Three Hundred Thirty Eight dollars and 09/100ths Dollars, which indebtedness is evidenced by Borrower's note dated October 19, 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 Feb. 21, 1984

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 tract of land situate, lying and being in Greenville Township, State of South Carolina, County of Greenville consisting of a portion of Lot Number 14 as shown on a plat of Property of J. Rowley Yown, recorded in Plat Book J at Page 258 and 259 and being more specifically described on a "Survey for Charles R. Burger," prepared by Carolina surveying Company, Dated February 23, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7-B at Page 30 and having such metes and bounds as appear by reference to said plat. Said lot fronts on the southwesterly side of Welcome Road, a total distance of 58.1 feet.

This is that same property conveyed by deed of Charles R. Burger to Clyde A. Cole and Kathy M. Cole dated September 18, 1981 and recorded September 21, 1981 in Deed Volume 1155 at Page 369 in the RMC Office for Greenville County, SC.

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which has the address of 1005 South Welcome Rd Greenville SC 29611 (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 seized 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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