



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 5,056.04

THIS MORTGAGE is made this 9th day of December 1983 between the Mortgagor, Virginia Diane Edens (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 Six Thousand Six Hundred Thirty Six Dollars and 96/100ths Dollars, which indebtedness is evidenced by Borrower's note dated December 9, 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 December 15, 1987;

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 lot of land with improvements thereon situate, lying and being on the northeastern side of East Somerset Avenue (formerly known as East King Street) in Greenville County, South Carolina, being shown and designated as Lots 89 and 90 on a plat of Anderson Street Highlands, made by Dalton and Neves, dated December 14, 1939, recorded in the RMC Office for Greenville County in Plat Book J-157, reference to which plat is hereby craved for a metes and bounds description thereof.

This being the same property conveyed to the Grantor and Grantee herein by Deed of James M. Treadwell and Dorothy H. Treadwell, which Deed is dated April 11, 1977, and recorded April 15, 1977, in the RMC Office for Greenville County in Deed Book 1054-683.

This conveyance is made subject to any and all easements, rights-of-way and restrictions of record or may be seen by an inspection of the ground.

This is the same property conveyed by Deed of Robert D. Farrow unto Virginia S. Edens (formerly Virginia S. Farrow), dated November 10, 1983, recorded November 11, 1983 in Volume 1200 at Page 313 of the RMC Office for Greenville County, Greenville, South Carolina.

which has the address of 131 Somerset Avenue, Greenville, S.C. 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 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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