



Documentary Stamps are figured on the amount financed: \$ 5859.20

MORTGAGE

THIS MORTGAGE is made this eleventh day of January 1984 between the Mortgagor, Willie J. Madden and Azalee P. Madden (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 Eight Thousand eight-hundred fifty-eight and 88/100 Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on;

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 and lot of land, with improvements thereon, situate, lying and being on Ridgewood Drive, Greenville County, South Carolina, being shown and designated as all of LOT NO. 3 on a plat of RIDGEWOOD subdivision, recorded in the RMC Office for Greenville County in Plat Book 4-R page 23, and having according to said plat, the following:

BEGINNING at the joint front corners of Lots 4 and 3 and Ridgewood Drive and running thence along said Drive, N. 59-16 E. 120 feet to iron pin, joint corner of Lots Nos. 3 and 2; thence along common lines of said Lots S. 25-15 E. 228.7 feet to iron pin; thence as rear line, S. 69-40 W. 121.8 feet to iron pin, joint rear corner of Lots Nos. 3 and 4; thence as common line of said Lots, N. 28-02 W. 206.8 feet to iron pin and the beginning corner.

Subject to all easements rights of way restrictions and zoning ordinances of record or on the premises.

This is the same property conveyed By deed of David I Horowitz unto Willie J. Madden and Azalee P. Madden, dated 5-31-76, recorded 6-2-76, in volume 1037 at Page 275 if the RMC office for Greenville County, Greenville, South Carolina.

which has the address of Rt. 15, Ridgewood Dr., Greenville, S.C. 29607 (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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