

GREENVILLE CO. S. C.

FEB 2 11 56 AM '83

DONNIE BANKERSLEY
R.M.C.

MORTGAGE

BOOK 1593 PAGE 697

THIS MORTGAGE is made this 1st day of February 1983, between the Mortgagor, ANN F. BRATTON (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").

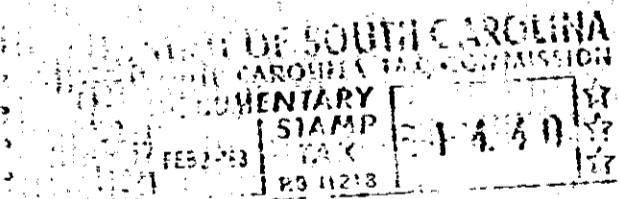
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-SIX THOUSAND AND NO/100 (\$36,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 1, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1983.

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, at the northwestern corner of the intersection of E. Tallulah Drive and Penn Street (formerly Smith Street) and being shown and designated as a portion of Lot No. 109 on plat of Property of Estate of D. T. Smith, recorded in the R.M.C. Office for Greenville County in Plat Book "H" at Page 279 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin at the northwestern corner of the intersection of E. Tallulah Drive and Penn Street and running thence with the north side of E. Tallulah Drive S. 64-40 W. 70 feet to an iron pin; thence N. 25-20 W. 170 feet to an iron pin; thence N. 64-40 E. 70 feet to an iron pin on the western side of Penn Street; thence with the western side of Penn Street S. 25-20 E. 170 feet to an iron pin, the point of beginning.

This is the same property conveyed to Mortgagor by deed of Lilly H. Edwards dated February 10, 1981, and recorded in the R.M.C. Office for Greenville County in Deed Book 1142 at Page 538 on February 10, 1981.



which has the address of 55 E. Tallulah Drive, Greenville, South Carolina 29605 (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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