

FILED
OCT 23 1983
Bennie S. Tankersky

BOOK 1632 PAGE 429
Recorded by [unclear] figured on
the amount for book # 12,584.04

MORTGAGE

THIS MORTGAGE is made this 4th day of October 1983, between the Mortgagor, Lawrence D. Edwards and Sherry M. Edwards (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 Seventeen Thousand Six Hundred Forty Three and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 4, 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 October 20, 1988.

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 lot of land, with the improvement thereon, situate, lying and being at Taylors, Greenville County, South Carolina, and being more particularly described at Lot 15, as shown on a plat entitled "Section One, Subdivision for Burlington Industries, Inc., Taylors, South Carolina", made by Piedmont Engineers and Architects, October, 1964, and recorded in the R.M. C. Office for Greenville County, South Carolina, in Plat Book JJJ at Page 10. According to said plat, the within describe lot is also known as No. 6 Center Street and fronts thereon 88.3 feet.

The grantor for itself, its grantees, successors and assigns, hereby expressly reserves and retains;

(A) All streets and roadways shown on the aforementioned plat and all water, sewer, and gas pipe lines (other than house lines), electric light, telephone and power lines, including all pipe (except home water, sewer, and gas lines) valves, fittings, hydrants, manholes, poles, wires, transformers, regulators, and other apparatus and equipment which may be located on the above described lot and used in connection with, or forming a part of, the water, fire protection, electric light and power distribution, gas communications, and sewerage systems of the Burlington Industries, Inc. Village located at Taylors, in which the above described lot is situate.

(B) A perpetual easement in favor of the grantor, its grantees, successors or assigns to locate and relocate along the front side or rear lines of such premises electrical, water, sewer, fire protection, gas and/or telephone facilities, including the erection of towers and poles, the stringing of wires, installation of gas, water and sewer mains and lines, hydrants, meters, and all other apparatus or equipment necessary or desirable in connection with the installation and operation of any or all of said utilities, and also a perpetual easement to go upon and across said property hereby conveyed, for the purpose of maintaining, operating, repairing and/or relocating any or all electrical, water, sewer, fire protection, gas and telephone utilities as now located upon or across said property hereby conveyed or as the same may be hereafter located along the front, side or rear lines of said premises, with the right of ingress and egress at all times for any and all of said purposes.

(C) An easement for the purpose of installing a house service line incident to the furnishing of water to the building upon said premises.

which has the address of 6 Center Street, Taylors, S. C. 29687 (herein "Property Address");
[Street] [City]
[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 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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