



MORTGAGE

BOOK 1541 PAGE 213

THIS MORTGAGE is made this 15th day of APRIL 1981, between the Mortgagor, MYRA S. LOVE (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of NINE THOUSAND NINE HUNDRED NINETY-FOUR AND 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated APRIL 15, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on JUNE 1, 1986

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:

in the city of Greenville, on the south side of East North Street, being shown and designated as part of Lot 15 on a plat entitled "Overbrook Land Company" dated September 17, 1913, prepared by H. O. Jones, Architect and Engineer, recorded in the RMC Office of the Greenville County Courthouse in Plat Book E at page 251 and being described, according to said plat, more particularly, to-wit:

Beginning at a point of East North Street (formerly Old Spartanburg Road) at the southwest corner of Lot 15 and running thence S. 48-32 E. 194 feet to an iron pin; thence N 39-42 E. 52.3 feet to an iron pin; thence in a northerly direction 193 feet to a point on Spartanburg Road; 20 feet southwest from corner of Lot No. 16; thence S. 41-28 W. 60 feet to the beginning corner.

Derivation: Deed Book 255, page 138, Estate of O. O. Spain in Apartment 1093 file 23.

This conveyance is subject to all restrictions, setback lines, roadways zoning ordinances, easements and rights-of-way appearing on the property and/or on record.

This is the same property conveyed by last will and testament of James C. Love, who died 2/6/77, will dated 5/5/73, probated 2/22/77 in Greenville County, will book 1457, page 7. ALSO, partial interest received by deed of Ruth T. Spain, dated May 4, 1973, recorded May 8, 1973 in deed book 974, page 177 of the Greenville County RMC Office, Greenville, Greenville County, South Carolina.

which has the address of 1408 E. NORTH STREET, GREENVILLE (Street) (City) SC 29607 (State and Zip Code) (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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