



MORTGAGE

THIS MORTGAGE is made this 17th day of August 1981 between the Mortgagor, Rosa B. Smith and Clarence A. Smith (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 Eight thousand, one hundred, eighty-three and 88/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 17, 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 September 1, 1984.

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 situate, lying and being in the County and State aforesaid on the head branch of Bruchy Creek, branch waters of Reedy River about 2 1/2 miles West of the City of Greenville and originally containing about one (1) acre and being the same parcel or lot conveyed to Hampton Brown by Mrs. C. A. Mauldin by deed dated January 10, 1874 and this deed is intended to convey all our right, title and interest in said lot except the northern corner which is a strip of 140 feet by 150 feet conveyed by us to Ansel Arnold in 1913, Book 24, page 505 deed from Mrs. C. A. Mauldin recorded in Volume FF, page 240

This is the same proeprty conveyed by deed of Carrie B. Butler and Paul Brown and Ella Davis, dated 6/ /24, recorded 10/7/24, in volume 102, page 224 of the RMC Office for Greenville County, SC

which has the address of 111 Carver Street, Greenville, SC 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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