



MORTGAGE

THIS MORTGAGE is made this 29th day of October, 1981, between the Mortgagor, James C. and Doris E. Edwards (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 Five-Thousand Seven Hundred Seventy-Two dollars and 54/cents Dollars, which indebtedness is evidenced by Borrower's note dated October 29, 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 April 27, 1982

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 situate, lying and being in the State of South Carolina, County of Greenville, near Mauldin, South Carolina being known and designated as Lot No. 204 of a subdivision known as Pine Forest as shown on plat thereof being recorded in the R.M.C. Office for Greenville County in Plat Book QQ, at Pages 106 and 107, and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the southwestern side of Ashwood Drive, corner of Lot No. 205, and running thence with the line of said lot, S. 28-07W. 169.5 feet to a stake in the rear line of Lot No. 194; thence with the line of Lot No. 194 and continuing with the line of Lot. No. 195, S. 68-56 E. 100.8 feet to an iron pin in the line of the Lot No. 203; thence with the line of Lot No. 203, N. 28-07 E. 157.1 feet to an iron pin on Ashwood Drive; thence with said drive, N. 61-53 W. 100 feet to the beginning corner; being one of the lots conveyed to David W. and W. C. Balentine by Wooten Corporation of Wilmington; being the same property conveyed to Grantors by deed of David W. and W. C. Balentine, recorded in the R.M.C. Office for Greenville County on February 9, 1965, in Deed Book 767 at page 240.

This deed is made subject to any restrictions, easements or rights-of-way which may appear of record on the recorded plat or on the premises.

This is the same property conveyed by Deed of Bobby L. Dockham and Wilma A. Dockham, dated March 22, 1978, recorded March 22, 1978 in Volume 1075 at Page 739 of the R.M.C. Office of Greenville County, South Carolina.

which has the address of 204 Ashwood Ave., Greenville, S.C. 29607,
(Street) (City)
 (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 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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