

FILED
GENERAL OFFICE S. C.

BOOK: 1552 PAGE: 597

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MORTGAGE

SONNERSLEY
S.C.

THIS MORTGAGE is made this 1 day of February, 1982, between the Mortgagor, R. W. Smith and Linda L. Andersen (herein "Borrower"), and the Mortgagee, American Federal Saving & Loan Association, a corporation organized and existing under the laws of The United States, whose address is 101 East Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty two thousand four hundred and no/100 (\$62,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 1, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2012;

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 unit situate, lying and being in the above County and State and being known and designated as Unit #144 of Inglewood Horizontal Property Regime as is more fully described in Master Deed dated October 1, 1974 and recorded in the RMC Office for Greenville County in Deed Book 1008 at Page 69 and survey and plot plan recorded in Plat Book 5F at Page 79.

The above described property is the same acquired by the mortgagors by deed from John E. Preston and Jane S. Preston dated February 1, 1982 to be recorded herewith.



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which has the address of #144 Inglewood Condominiums, Pelham Road, Greenville, South,
[Street] [City]
Carolina 29615 (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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