



MORTGAGE

BOOK 1571 PAGE 709

THIS MORTGAGE is made this 13th day of May 1982, between the Mortgagor, Bradley B. Boutwell and Joann S. Boutwell (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 Thirty-one thousand, six and 92/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 13, 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 5/15/89

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 lot of land with the improvements thereon situate on the East side of LeGrand Boulevard, in the City of Greenville in Greenville County, South Carolina, shown as Lot No. 17 of Section "A" on plat of Elmwood Heights, made by Dalton & Neves, Engineers, August, 1951, and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "Y" at page 133, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of LeGrand Boulevard at the joint front corner of Lots 16 and 17, and running thence with the line of Lot 16, N. 82-30 E. 267.9 feet to an iron pin; thence N. 1-30 W. 151.2 feet to an iron pin; thence N. 48-11 W. 35 feet to an iron pin; thence with the line of Lot 18, S. 79-28 W. 299.7 feet to an iron pin on the East Side of LeGrand Boulevard, thence with the East side of LeGrand Boulevard, S. 21-11 E. 165 feet to the point of beginning.

This is that same property conveyed by deed of Alvin P. Smith, Sr. to Bradley B. Boutwell and Linda C. Boutwell, dated 9/22/76, recorded 9/23/76, in Volume 1043, at Page 325, in the RMC Office for Greenville County, SC.

ALSO that same property conveyed one-half interest of Linda C. Boutwell to Bradley B. Boutwell deed dated December 17, 1981, recorded December 18, 1981, in Volume 1159, at Page 669, in the R.M.C. Office for Greenville County, SC.

which has the address of 207 LeGrand Blvd, Greenville, SC 29607 (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.

GOTO --- JUN 282 618

4.0001

9 7 9

4328 IV-2