



MORTGAGE

BOOK 1574 PAGE 375

THIS MORTGAGE is made this 16th day of June 19. 82, between the Mortgagor, Mary G. Wardlaw (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten thousand, one hundred, seventy-one and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 16th, 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 July 1, 1987

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 my undivided right, title and interest in and to all that piece, parcel or lot of land in Greenville Township, County and State aforesaid, known and designated as the western half of Lot No. 9, of the subdivision known as "Augusta Circle". Plat of same is recorded in Plat Book F, Page 23, R.M.C. Office for Greenville County, SC.

BEGINNING on northeast corner of Augusta Drive and Faris Road; thence with Faris Road N. 20-16 E. 160 feet to corner of Lot No. 8; thence S. 55-15 E. 50 feet; thence S. 20-16 W. 160 feet to Augusta Drive; thence with Augusta Drive N. 55-15 W. 50 feet to the beginning corner.

This is that same property conveyed by deed of Roy Mitchell Gullick to Mary G. Wardlaw dated and recorded 7/22/71, in Deed Volume 921, at Page 35, in the R.M.C. Office for Greenville County, SC.

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which has the address of 214 Augusta Dr. Greenville SC 29605 (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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