



Documentary Stamps are figured on the amount financed: \$10,060.04

MORTGAGE

BOOK 1582 PAGE 501

THIS MORTGAGE is made this 14th day of September 1982, between the Mortgagor, Thomas W. Moseley and Lydia H. Moseley (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 Fifteen thousand, seventy-eight dollars and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated 9/14/82 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 10/1/87

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 State of South Carolina, County of Greenville, at the northern corner of the intersection of Woodberry Way and State Park Road, being shown as Lot 8 on a plat of Holleyvale Subdivision dated August, 1951, prepared by Dalton & Neves and recorded in Plat Book Y at page 131 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of State Park Rd at the joint front corner of Lots 7 and 8 and running thence with the line of State Park Rd, S. 48-11 W. 75 feet to an iron pin; thence with the curvature of the intersection of Woodberry Way and State Park Rd, the chord being N. 84-50 W. 34.2 feet to an iron pin on Woodberry Way; thence with said Way, N. 37-50 W. 205 feet to an iron pin at the joint front corner of Lots 8 and 28; thence with Lot 28, N. 50-54 E. 99.9 feet to an iron pin at the joint rear corner of Lots 7 and 8; thence with Lot 7, S. 37-50 225.2 feet to the point of beginning.

This is the same property conveyed by deed of Galloway Brothers Asphalt & Paving Inc. to Thomas W. Moseley and Lydia H. Moseley, dated 9/30/68 recorded 10/3/68 in volume 853 at page 375 of the RMC Office for Greenville County, SC.

Also one-half interest conveyed by Thomas Moseley to Lydia Moseley dated 4/19/82, recorded 5/3/82, in volume 1166, at page 324, of the RMC Office for Greenville County, SC.

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which has the address of 512 Woodberry Way Greenville SC 29609 (herein "Property Address"); (Street) (City) (State and Zip Code)

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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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