



Documentary Stamps are figured on the amount financed: \$ 7,201.65

MORTGAGE

THIS MORTGAGE is made this 30th day of August, 1982, between the Mortgagor, Thomas A. Lee, Jr. and Charan D. Lee (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 Eleven thousand, five hundred, forty and 16/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 30, 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 October 15, 1989.

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 with the buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 18, plat of Augusta Heights as per plat thereof recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book K, page 88, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeasterly side of Waverly Court at the joint front corner of Lots 18 and 19, and running thence along the line of Lot No. 19, S 26-38 E 145 feet to an iron pin on a 12 foot alley; thence along the northern line of said 12 foot alley, S 62-20 W 133.1 feet to an iron pin in the line of the property belonging to Sarah R. Beck; N 8-15 W 178.3 feet to an iron pin; thence N 62-20 E 18.5 feet to an iron pin on Waverly Court; thence along the line of Waverly Court, N 84-20 E 62.2 feet to an iron pin at the point of beginning.

This is the same property conveyed to the Administrator of Veterans Affairs by deed of Life Insurance Company of Georgia dated July 22, 1958, and recorded July 26, 1958, in the R.M.C. Office for Greenville County, South Carolina, in the Deed Book 602, at Page 510.

This is the same property conveyed by Deed of Administrator of Veterans Affairs dated, December 27, 1976, recorded January 7, 1977 in volume 1049 at the page 269 of the R.M.C. Office of Greenville County, South Carolina.

2 OCT 18 82 910 4.00CT

which has the address of 19 Waverly Court, 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.

11-048818-20

