

FILED  
GREENVILLE CO. S. C.  
NOV 12 2 26 PM '82  
DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1585 PAGE 781

# MORTGAGE

THIS MORTGAGE is made this 5th day of November 1982, between the Mortgagor, MARY ANN CARRANO (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").

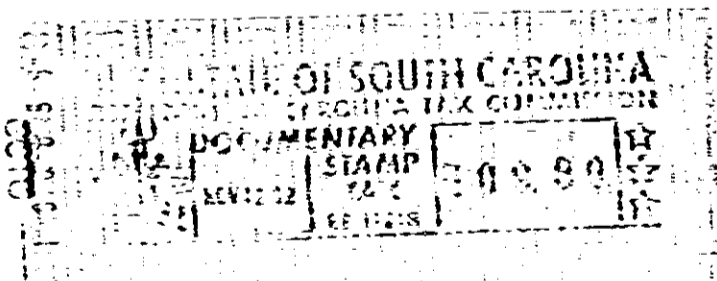
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Four Thousand Five Hundred & No/100 (\$24,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 5, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 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 piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 32 on plat of property of Woodland Hills recorded in the RMC Office for Greenville County, S.C., in Plat Book W at Page 44 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Wildwood Road at the joint front corner of Lots 31 and 32 and running thence with the line of Lot 31 N. 73-00 E. 140 feet to an iron pin; thence N. 17-00 W. 100 feet to an iron pin, joint rear corner of Lots 32 and 33; thence with the line of Lot 33, S. 73-00 W. 140 feet to an iron pin on the eastern side of Wildwood Road; thence with the eastern side of Wildwood Road S. 17-00 E. 100 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of Joseph Carrano dated February 14, 1979, and recorded in the RMC Office for Greenville County, S.C., in Deed Book 1097 at Page 852 on March 6, 1979.



which has the address of 16 Wildwood Road Greenville S. C. 29615 (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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