



Documentary Stamps are figured on the amount financed: \$6694.50

MORTGAGE

BOOK 1531 PAGE 738

THIS MORTGAGE is made this 7th day of December 1982, between the Mortgagor, Larry L. Brewer (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, Five Hundred, Ninety-three and 36/100 Dollars, which indebtedness is evidenced by Borrower's note dated Dec. 7, 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 Jan. 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 lot of land in the County of Greenville, State of South Carolina, being known and designated as Lot No. 4 on plat of Barwood Subdivision, recorded in Plat Book "000" at Page 33, and having according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the northeast side of Barwood Circle, the joint front corner of Lots Nos. 3 and 4; thence with the joint line of said Lots, N. 58-29 E. 263.2 feet to an iron pin; thence N. 34-47 W. 100.45 feet to an iron pin at the corner of Lot No. 5; thence with the line of said Lot, S. 58-29 W. 257.3 feet to an iron pin on the northeast side of Barwood Circle; thence with the northeast side of said street, S. 31-31 E. 100 feet to the point of beginning.

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This lot is conveyed subject to restrictive covenants recorded in Deed Book 844 at Page 339, and to recorded rights-of-way and those shown on said subdivision plat.

This is the identical property conveyed to the grantors herein by deed recorded in the R.M.C. Office for Greenville County, in Deed Book 977 at Page 611.

This is the same property conveyed by deed of Professional Realty, Inc. to Larry Lamar Brewer dated and recorded in Deed Vol. 981, at Page 450, in the RMC Office for Greenville County, South Carolina. Recorded August 10, 1973.

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which has the address of 200 Barwood Circle, Greenville, South Carolina 29611 (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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