



Documentary Stamps are figured on
the amount financed: \$10,060.00
BOOK 1595 PAGE 98

MORTGAGE

THIS MORTGAGE is made this 31 day of December 1982 between the Mortgagor, Margaret C. Huskey (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 Eighteen thousand three hundred seventy dollars and 56/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 31, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1991

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, with the buildings and improvements thereon, situate, lying and being on the southeast side of Melville Avenue, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 35 on plat of Aberdeen Highlands made by Dalton & Neves, Engineers, November 1941, revised June, 1942, and recorded in the R. M. C. Office for Greenville County, in Plat Book "M", at page 37, and having, according to said plat and a recent survey made by J. L. Hunter, October 31, 1942, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Melville Avenue at the joint front corner of Lots Nos. 35 and 36, said pin also being 70.4 feet in a northeasterly direction from the point where the southeast side of Melville Avenue intersects with the northeast side of a 30 foot unnamed street, and running thence with the line of Lot No. 36 S. 44-25 E. 192 feet to an iron pin on the northwest side of a 20 foot alley; thence with the northwest side of said alley N. 47-45 E. 70 feet to an iron pin on said alley at the joint rear corner of Lots Nos. 34 and 35; thence with the line of Lot No. 34 N. 44-06 W. 218.6 feet to an iron pin on the southeast side of Melville Avenue; thence with the southeast side of Melville Avenue S. 26-58 W. 75 feet to the beginning corner.

THIS property is conveyed subject to building restrictions applicable to Aberdeen Highlands Subdivision, recorded in the R.M.C. Office for Greenville County in Deed Book 245, at page 260.

BEING the same property conveyed to the Grantor by R. G. Darby and Louise M. Darby by deed recorded in the R.M.C. office for Greenville County in Deed Book 421, at page 514.

THIS is the same property conveyed by deed of Jack R. Dearhart dated 4-30-75 and recorded 4-30-75 in the RMC Office for Greenville County in Volume 1017 at page 562.

which has the address of 239 Melville Ave., Greenville S. C., 29605 (Street) (City) (State and Zip Code) (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 seized 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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