

MORTGAGE

THIS MORTGAGE is made this 28th day of January 1983 between the Mortgagor, David Allen Elliott and Hazel R. Elliott (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 Nine Thousand Eight Hundred Sixty Dollars and Forty Cents Dollars, which indebtedness is evidenced by Borrower's note dated January 28, 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 February 15, 1988

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 in the County of Greenville, State of South Carolina, being known and designated as Lot No. 54 as shown on a plat of subdivision known as Parkdale, according to survey thereof made by Dalton and Neves, Engineers, in July, 1960 recorded in the RMC Office for Greenville County in Plat Book RR, Page 55, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on the western side of Woodridge Drive, joint front corners of Lot Nos, 53 and 54 and running thence with the line of Lot No. 53 and Lot No. 54, S. 86-38 W. 160 feet to a point; thence running S. 3-22 E. 90 feet to the point of beginning.

This property is conveyed subject to easements, rights-of-way and protective covenants of record.

This is that same property conveyed by deed of William M. Rose to David Allen Elliott and Hazel R. Elliott dated 1-14-66 and recorded 1-14-66 in Deed Vol. 790 at page 176 in the R. M. C. office for Greenville County, SC.

which has the address of 10 Woodridge Drive 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 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.

SOUTH CAROLINA ENVA FHLMC UNIFORM INSTRUMENT
04-052020-66 \$ 6,728.21

Documentary Stamps are figured on the amount bonded \$ 6,728.21

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4328 RW 21