



BOOK 1599 PAGE 749

Documentary Stamps are figured on the amount financed: \$ 2,054.84

MORTGAGE

THIS MORTGAGE is made this 7th day of March 1983, between the Mortgagor, Daniel W. Salter and Rebecca M. Salter

(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 Two Thousand Two Hundred Eleven and 72/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 7, 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 3-1-84

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 situate, lying and being on the northern side of Cox Drive in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 48 on a plat of Sunny Acres SD prepared by J. C. Hill, R.L.S. dated August 24, 1953, and revised March 1, 1954, recorded in the R. M. C. office for Greenville County in Plat Book BB at Pages 168 and 169, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Cox Drive at the joint front corner of Lots Nos. 48 and 49 and running thence with the line of Lot No. 49 N. 32-10 W. 141.71 feet to an iron pin; thence N. 58-30 E. 80.11 feet to an iron pin at the joint rear corner of Lots Nos. 48 and 47; thence with the line of Lot No. 47 S 32-10 E. 141.6 feet to an iron pin on the northern side of Cox Drive; thence with the northern side of Cox Drive S 56-05 W. 80 feet to the point of beginning.

This being that same property conveyed by deed of W. Bayne Brown to Daniel W. Salter and Rebecca M. Salter dated April 30, 1981 and recorded April 30, 1981 in Deed Volume 1147 at page 207 in the RMC office for Greenville County, SC.

which has the address of 100 Cox Street, Travelers, Rest, SC 29690 (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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