



MORTGAGE

THIS MORTGAGE is made this 14th day of July 1981 between the Mortgagor, Brenda H. Huff (formerly known as Brenda H. Wilson) (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 Four thousand, two hundred forty-two and 96/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 14, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1984.

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 situate on the western side of Sellwood Circle in the County of Greenville, State of South Carolina, being shown as Lot No. 269 on a plat of Westwood Subdivision, Section III, dated June 21, 1971, prepared by Piedmont Engineers and Architects, recorded in Plat Book 4N at page 30 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the western side of Sellwood Circle at the joint front corner of Lot 268, and lot 269 and running thence with lot 268 N. 87-36 W. 144.5 feet to an iron pin at the joint rear corner of lot 268 and lot 269; thence with Lot 272 and Lot 271 N. 2-32 E. 86 feet to an iron pin at the joint rear corner of lot 269 and lot 270; thence with lot 270 S. 87-36 E. 144 feet to an iron pin on Sellwood Circle; thence with said Circle S. 2-07 W. 86 feet to the point of beginning.

This is the same property conveyed to the grantors by deed recorded in deed book 941, at page 49 in the RMC Office for Greenville County.

This property is the same as conveyed by deed of Donnie K. Bumgardner and Mary J. W. Bumgardner, dated 1/4/74, recorded 1/8/74 in volume 991 page 788 of the RMC Office for Greenville County, SC.

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which has the address of 525 Sellwood Cir., Simpsonville, Greenville County, SC 29681 (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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