



# MORTGAGE

THIS MORTGAGE is made this 11th day of November 1981 between the Mortgagor, Marcell F. Griffith and Maude Goldsmith

(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 Five thousand, eight hundred, eighty-five and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 11, 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 November 15, 1986

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 in Greenville County, State of South Carolina, situate at the Southwest corner of the intersection of South Calhoun Street, and Griffin Street, and being according to plat made by J. C. Hill March 8, 1957, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southwest corner of the intersection of South Calhoun Street and Griffin Street, and running thence with the South side of Griffing Street, N. 70-05 W. 155.5 feet to an iron pin, corner of lot of Will Fowler; thence with line of Will Fowler's lot S. 20-10 W. 50 feet to an iron pin; thence, N. 70-05 E. 155.5 feet to pin on Calhoun Street; thence with the Western side of Calhoun Street, N. 20-10 E. 50 feet to the point of beginning.

This is the same property conveyed by deed of Maxie E. Mattison to Maude Fowler/ Goldsmith and Marcell Griffith, dated 3/12/57, recorded 3/14/57, in volume 573, at page 36 of the RMC Office for Greenville County, SC.

which has the address of 114 S. Calhoun Street, Greenville, SC 29601 (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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