



MORTGAGE

THIS MORTGAGE is made this 8th day of December 1981, between the Mortgagor, Mary E. Patterson (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 Seven thousand, sixty-eight and 48/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 8, 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 December 15, 1985.

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 and State aforesaid now known as 143 Ware Street, and shown on the Tax Books as being in Tax District 500-Sheet 79-Block 2-Lot 21, and is upon information and belief the same property described as in Item 8 of the Will of D.A. Lykes, Deceased.

That is a very small portion of the above property described in subject to Condemnation by the South Carolina State Highway Department, File No. 23-540-Project U-2627 (2) U.S. 123; being known as Tract 42 on said project.

This is the same property conveyed by Will of Mary M. Calhoun, Deceased, to Mary E. Patterson, in Probate Apt. 1070, File 14 of the RMC Office of Greenville County, S.C.

which has the address of 143 Ware Street, Greenville, SC 29601,
(Street) (City)
 (herein "Property Address");
(State and Zip Code)

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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