

CF: F. EG
S.C.
5 58 PM '82
R.M.C.
MAYERSLEY

MORTGAGE

300: 1561 PAGE 325

THIS MORTGAGE is made this 8th day of January 1982, between the Mortgagor, Bradley D. Smoak (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").

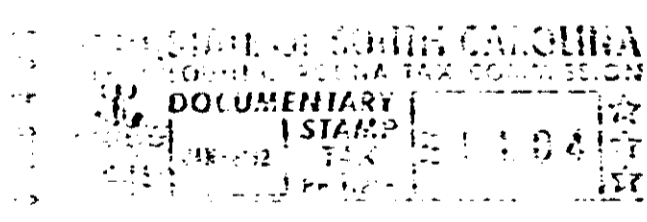
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Five Thousand One Hundred and 00/100 (\$35,100.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 8, 1982 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2012

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, together with all buildings and improvements thereon, situate, lying and being on the southeast side of Alpine Way in the City and County of Greenville, South Carolina, being known and designated as Lot No. 34 as shown on a plat entitled, Property of Central Development Corporation, made by Dalton & Neves, dated October 1951 recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book BB at pages 22 and 23, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Alpine Way at the joint front corners of Lots Nos. 33 and 34; and running thence along the southeastern side of Alpine Way, S. 39-19W. 75 feet to an iron pin at the joint front corners of Lots Nos. 34 and 35; thence along the common line of said lots, S. 50-41E., 175 feet to an iron pin; thence N. 39-19E., 75 feet to an iron pin at the joint rear corner of Lots Nos. 33 and 34; thence along the common line of said lots, N. 50-41W., 175 feet to an iron pin on the southeast side of Alpine Way, the point of BEGINNING.

This is the identical property conveyed to the mortgagor herein by deed of Ronald A. and Lee H. Smoak, by deed records simultaneously herewith.



which has the address of 24 Alpine Way Greenville S.C. 29609 (herein "Property Address");

400 0 16581801

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.

5
3
2
0

4328 RV-2