



MORTGAGE

BOOK 1581 PAGE 535

THIS MORTGAGE is made this 5th day of January 1982, between the Mortgagor, Mildred Arnold (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, three hundred, ninety-nine and 92/100 Dollars, which indebtedness is evidenced by Borrower's note dated 1/5/82 (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 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 lot of land situate on the south side of Theresa Drive near the City of Greenville, in Greenville County, South Carolina, being shown as Lots No. 16 on Plat of Dreher Colony mase by R.E. Campbell and H. C. Clarkson, January 31, 1964, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book FFF, Page 41, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Theresa Drive at the joint corner of Lots 16 and 18 and runs thence along the line of Lots 18 and 19, S. 59-59 E., 174.2 feet to an iron pin; thence N. 61-55 E., 58.3 feet to an iron pin; thence with the line of Lot 24, N. 26-05 W., 150 feet to an iron pin on the south side of Theresa Drive; thence along Theresa Drive, S. 61-55 W., 150 feet to the beginning corner.

THIS property is conveyed subject to the restrictions recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 716, Page 157, and also to the ten-foot drainage easement, which is located on this lot as shown by the recorded plat referred to above.

THIS is a portion of that property which belonged to John Albert Dreher who died interstate June, 1959, as well more fully appear by reference to Apartment 708, File 21, filed in the Probate Court for Greenville County, South Carolina. The grantor, individually, inherited an interest in said property above described as the wife of said John Albert Dreher and the interests of the other heirs were conveyed to the grantor as Trustee by deeds recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 676, Page 421 and Book 676, Page 425. This conveyance is made by the grantor as Trustee pursuant to the power and authority conferred upon her by the deeds above mentioned. (The late Marie Dreher).

THIS is the same property conveyed by deed of Robert Arnold, Sr. and Florence W. Arnold to Mildred Arnold, dated 3/13/81, recorded 3/16/81, in Deed Volume 1144, at Page 408, in the RMC Office for Greenville County, South Carolina.

which has the address of Lot 16 Theresa Drive, Greenville, SC (Street) (City) 29605 (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 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.

01-045916-02

CCRD 4 JAL 3 82 077 4-0000

53505

4328 RV-2