



# MORTGAGE

THIS MORTGAGE is made this 4th day of January 1982, between the Mortgagor, Eula L. Zeigler (formerly Eula Z. Walker) (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 Ten thousand, five hundred, twenty-three and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 4, 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, 1987

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 of Greenville, State of South Carolina, situate, lying and being on the southern side of Riggs Street shown as Lot No. 17 on a plat of Staunton Court dated June, 1966, by Piedmont Engineers Architects, recorded in Plat Book PPP at Page 41A on October 7, 1966, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Riggs Street and running with the common line of Lots 17 and 18 S. 40-58 E. 94.45 feet to a point; thence running S. 47-13 W. 150 feet to a point; thence running with the common line of Lots 17 and 16 N. 40-30 W. 125 feet to a point on the southern side of Riggs Street; thence with the side of the street as follows; N. 53-50 E. 55 feet, S. 89-13 E. 40 feet, W. 47-45 E. 35 feet to the point of beginning.

This is the same property conveyed by deed of Gaines B. Walker to Eula L. Zeigler, formerly known as Eula Z. Walker, dated 10/14/77, recorded 10/21/77, in volume 1067, at Page 120 at the R. M. C. Office for Greenville County, SC.

which has the address of Rt. 11, 17 Riggs St., Greenville, SC 29611 (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.

1-45914-98

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