



MORTGAGE

THIS MORTGAGE is made this 6 day of April 1982, between the Mortgagee, Bess M. McEachern (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, eight hundred forty five and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 6, 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 April, 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 certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the easterly side of Wembly Road, in the City of Greenville, S. C., Being known and designated as Lot No. 308 on plat of Section B, Gower Estates, as recorded in the RMC Office for Greenville County, S.C., in Plat Book XX, pages 36 and 37 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Wembly Road, said pin being the joint front corner of Lots 307 and 308 and running thence with the common line of said lots S. 44-25 E. 179.3 feet to an iron pin, the joint rear corner of Lots 307 and 308; thence turning and running with the northeasterly side of Inglesby Road N. 44-24 W. 150 feet to an iron pin at the easterly corner of the intersection of Inglesby Road and Wembly Road; thence around said intersection on a curve the chord of which is N. 0-36 E. 35.3 feet to an iron pin on the southeasterly side of Wembly Road; thence with the southeasterly side of Wembly Road N. 45-36 E. 35.1 feet to an iron pin; thence continuing with the southeasterly side of Wembly Road N. 42-18 E. 71.2 feet to an iron pin, the point of beginning.

This is the same property conveyed by deed of E. M. Apperson to Bess M. McEachern, dated 11/26/71, recorded 12/7/71, in volume 931, at page 198, in the RMC Office for Greenville County, SC.

which has the address of 535 Wembly Road, Greenville, S.C. 29607 (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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