



# MORTGAGE

THIS MORTGAGE is made this 14th day of April 1982, between the Mortgagor, Carol C. Newsom and Raymond P. Newsom (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-seven thousand, eight hundred, forty-three and 96/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 14th, 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 20, 1983

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 situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Mauldin, being shown as Lot 93 on a plat of Forrester Woods, Section II, dated March 17, 1973, prepared by Carolina Engineering and Surveying Co., and recorded in the RMC Office for Greenville County, South Carolina, in Plat book 4-X, at Page 64, and having according to said plat the following metes and bounds;

BEGINNING at an iron pin on the Northern side of Creekwood Court, at the joint front corner of Lots Nos. 92 and 93 and running thence N. -1-11 E. 197 feet to a point; thence N. 78-47 E. 100 feet to an iron pin at the joint rear corner of Lots Nos. 93 and 94; thence along the line of Lot No. 94, S. 11-09 W. 192 feet to an iron pin on the Northern side of Creekwood Court; thence along the Northern side of Creekwood Court, S. 76-24 E. 100 feet to the point of beginning.

This is that same property conveyed by deed of Joe R. Carter and Frances H. Carter to Raymond P. Newsom and Carol C. Newsom, dated and recorded 11/15/76, in Volume 1046, at Page 142, in the RMC Office for Greenville County, SC.

which has the address of 103 Creekwood Court, Greenville, SC 29607 (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 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.

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