



# FIRST MORTGAGE

THIS MORTGAGE was made this 12 th day of April 19 82 between the Mortgagor, James A. Ellison and Grace B. Ellison (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 Six Thousand Nine Hundred Twenty Seven and 84/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 12, 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 May 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 Southwesterly side of Plymouth Avenue, in the City of Greenville, South Carolina, being shown as Lot No. 7 on the plat of Knob Hill as recorded in the RMC Office for Greenville County, S. C. in Plat Book "DD", page 163 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the Southwesterly side of Plymouth Avenue at a point 340 feet Northwest of the Westerly corner of the intersection of Plymouth Avenue and Dakota Avenue, said pin being the joint front corner of Lots Nos. 6 and 7, and running thence along the Southwesterly side of Plymouth Avenue N 56-05 W 70 feet to an iron pin, joint front corner of Lots Nos. 7 and 8; thence along the joint line of Lots Nos. 7 and 8 S 33-35 W 225.2 feet to and iron pin, corner of the property now or formerly belonging to Horne; thence along the line of the Horne property S 54-54 E 70 feet to an iron pin, joint rear corner of Lots Nos. 6 and 7; thence along the joint line of Lots Nos. 6 and 7 N 33-35 E 226.7 feet to the point of beginning.

This is part of the property conveyed to the grantor by the deed recorded in Deed Book 481, page 364.

For restrictions applicable to Knob Hill Subdivision, see Deed Book 483, page 377,

Grantee to pay 1954 Taxes.

This is the same property conveyed by deed of E.B. Willis Jr. on 2/9/54 and recored in the RMC office of Greenville County on 2/9/54 in deed book 493 at page 513.

which has the address of 10 Plymouth Avenue, 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.

GCTO --- 1 MY6 82 132 4.0001

0 4 0

1328 RV.2