



SECOND

BOOK 1569 PAGE 497

# MORTGAGE

THIS MORTGAGE is made this 22nd day of April 1982, between the Mortgagor, Maria Chase Carter

(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, ninety-four and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 22, 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, 1992;

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 on the southwestern side of Pinefield Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot 190, South Forest Estates, Addition No. 1, recorded in the RMC Office for Greenville County in Plat Book EE, at Page 195, and having, according to said Plat, the following metes and bounds:

Beginning at an iron pin on the southwestern side of Pinefield Drive at the joint front corner of Lots 189 and 190, and running thence along said Drive, S 45-35 E, 110 feet to an iron pin; thence continuing along said Drive, S 23-22 E, 63.9 feet to an iron pin and S 11-29 E, 15 feet to an iron pin at the joint corner of Lots 190 and 191, thence S 80-37 W, 232.1 feet to an iron pin; thence N 50-13 W, 44.7 feet to an iron pin; thence N 44-25 E, 223.5 feet to the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above property.

The above is the same property conveyed to Marion G. Clardy by deed recorded in Deed Book 907 at Page 154; also see deed to Peggy L. Clardy recorded in Deed Book 645, at Page 279, the above deeds being from Peggy L. Clardy 1-25-71.

This is the same property conveyed by Deed of Marion Clardy on 12-17-76 and Recorded 12-17-76 in the RMC Office of Greenville County in Deed Book 1048 at Page 44.

which has the address of 305 Pinefield Drive, Greenville, South Carolina 29605 (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.

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