



MORTGAGE

BOOK 1569 PAGE 726

THIS MORTGAGE is made this 26th day of April 1982, between the Mortgagor, Thomas A. Edwards and Era Jo B. Edwards (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 Twelve thousand, two hundred, ninety-three and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated (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 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 certain piece, parcel or lot of land situated in Chick Springs Township, County and State aforesaid, being known and designated as Lots No. 18 and 19, in what is known as Lake View Heights, Property of Mrs. Bessie and I.M. Wood Estate, as shown on a subdivision and plat of same made of record in the R.M.C. Office for Greenville County in Plat Book RR, page 19 and having the following metes and bounds and courses and distances as shown by plat, to-wit:

BEGINNING at an iron pin on bank of Woodfield Drive and running thence W. 15-55 W. 180 feet to a point of Duke Power Company right-of-way, thence S. 74-05 W. 200 feet to the rear corner of lots 17 and 18, thence S. 15-55 E. 180 feet to a point of Woodfield Drive, thence N. 74-05 E. 200 feet to the point of beginning. The above lots are hereby conveyed subject to the Protective covenants applicable to all the lots in this subdivision known as Lake View Heights, Near Greer, S.C. Which are of record in the R.M.C. Office for said County in Deed Book 645, At Page 437.

This is that same property conveyed by deed of Robert W. Colvin and Hattie W. Colvin to Thomas A. Edwards, dated 9/26/78, recorded 9/27/78, in Deed Volume 1088, at Page 699, in the R.M.C. office for Greenville County, SC.

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which has the address of 107 Woodfield Drive, Greer, SC 29651 (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".

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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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