

FILED
S. C.
MAY 18 1982
GREENVILLE
SHERLEY

MORTGAGE

THIS MORTGAGE is made this 24TH day of MAY 1982, between the Mortgagor, MARGARET B. KETCHAM (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

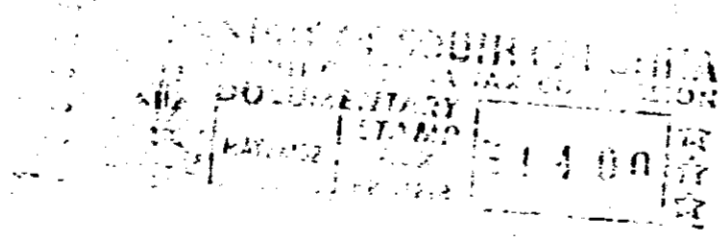
WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-FIVE THOUSAND AND NO/100THS (\$35,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on MAY 1, 2002;

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 piece, parcel or lot of land with the buildings and improvements thereon in the City of Greenville, County of Greenville, State of South Carolina, on the West side of Capers Street, being known and designated as Lot 91 of the subdivision known as Crescent Terrace as shown on plat thereof, and recorded in the RMC Office for Greenville County in Plat Book E at Page 137, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Capers Street at the joint corner of Lots 91 and 97 and running thence along the line of Lot 97, S. 43-39 W. 57 feet to an iron pin; thence N. 46-21 W. 161.4 feet to an iron pin; thence along the line of Lot 90, N. 84-19 E. 148.4 feet to an iron pin on the West side of Capers Street; thence along said Street, S. 5-41 E. 85 feet to the beginning corner.

THIS being the same property conveyed to the Mortgagor herein by a certain deed of American Federal Savings and Loan Association dated May 20, 1982, and thereafter filed on May 24, 1982, in the RMC Office for Greenville County in Deed Book 1167 at Page 367.



which has the address of 136 CAPERS STREET, 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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