



SECOND

BOOK 1570 PAGE 829

MORTGAGE

THIS MORTGAGE is made this 6th day of May 1982, between the Mortgagee, Betty F. Price (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 Seven Thousand seven hundred twenty three & 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 6, 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 June 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 lot of land in the city of Greenville, Greenville County State of South Carolina, Shown as Lot No. 414 on plat of Section D of Gower Estates, made by R.K. Campbell and Webb Surveying & Mapping Co., May 1964, recorded in the RMC Office for Greenville County, S.C. in Plat Book RR at pages 192 and 193, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the west side of Pimlico Road at the joint front corner of Lots 413 and 414 and runs thence along the line of Lot 413, S. 75-56 W. 175 feet to an iron pin; thence N. 14-04 W. 115 feet to an iron pin; Thence with the line of Lot 415, N. 77-34 E. 178.3 feet to an iron pin on the west side of Pimlico Road; thence with the curve of Pimlico Road (the chord being S. 11-41 E. 77.9 feet) to an iron pin; thence still with said Pimlico Road S. 14-04 E. 32.1 feet to the beginning corner.

This is the same lot conveyed to grantor by Conveyors & Gower, Inc. by deed recorded September 13, 1965 in deed Vol. 782. page 119 of the RMC Office for Greenville County, S.C. , and is conveyed subject to restrictions applicable to said subdivision recorded in book 753 page 571, and to any recorded easements or rights of way.

This is the same property conveyed by deed of Donald E. Baltz, Inc. unto Ernest Price by deed dated December 11, 1965 recorded December 11, 1965 in Volume 788 at Page 503.

which has the address of 336 Pimlico Drive, 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.

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