

S. C.

JUN '82

WASLEY

1574 548

MORTGAGE

THIS MORTGAGE is made this 30 day of JUNE, 1982, between the Mortgagor, J. DAVID SIGMON and DEBORAH H. SIGMON (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").

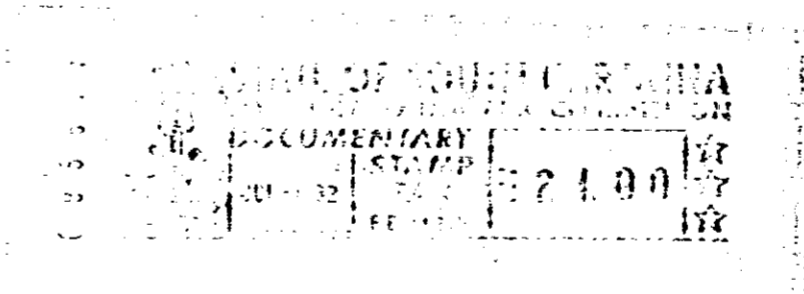
WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY THOUSAND (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 30, 1982 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2012

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 situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 13 and a small portion of Lot 14 on plat of PROPERTY OF RUTH B. PAMPLIN & W. W. GRIFFIN recorded in the RMC Office for Greenville County, S. C. in plat book LLL page 61, also known as Property of Wade Cothran recorded in plat book "H" at page 163, and having according to survey made by Carolina Surveying Co., June 30, 1982, the following metes and bounds, to-wit:

Beginning at an iron pin on the south side of Cothran Street, joint front corner of Lots 12 & 13, and running thence with the south side of said street S. 81-15 E. 65 feet to an iron pin corner of Lots 13 & 14; thence with the joint line of said lots S. 9-35 W. 180.3 feet to an iron pin; thence with a line in lot 14, S. 74-30 E. 9.5 feet to an iron pin on the northwest side of McPherson Lane; thence with the northwest side of said street S. 49-17 W. 53 feet to an iron pin; thence turning N. 47-00 W. 49.5 feet to an iron pin, joint rear corner of Lots 12 & 13; thence with the joint line of said lots N. 9-35 E. 194.1 feet to an iron pin the point of beginning.

This is the same property conveyed to mortgagors by Ann Dudley Mitchell by deed dated 6/30/81 recorded 7/1/81 in the RMC Office for Greenville County in deed vol. 1150 page 985.



which has the address of 12 Cothran Street, Greenville, S. C. 29605 (herein "Property Address");
(Street) (City) (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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