



MORTGAGE

BOOK 1577 PAGE 759

THIS MORTGAGE is made this 21 day of July 1982, between the Mortgagor, Mary Knighton Brittain (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 Twenty two thousand eight hundred and fifty six-and-64/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 21, 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 August 1, 1990

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 of that certain tract or lot of land in the County of Greenville, State of South Carolina, containing one acre and being located on Curtis Street (also being known as Highway No. 417 and the East Georgia Road) and having the following metes and bounds according to plat of property of Craig and Mary Brittain, near Simpsonville, S.C., prepared by C.O. Riddle, Reg. L.S., and dated August, 1975; which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 5N at page 34.

Beginning at an iron pin on Curtis Street at the joint front corner of property of the grantor and property of Thos. G. Tumblin, and running thence with Curtis Street, N. 78-23E.70 feet to iron pin on Curtis Street; thence continuing with Curtis Street, N.76-52 E. 70 feet to iron pin on Curtis Street; thence on a new line through property of the grantor, N. 12-30 W. 312 feet to iron pin; thence on a new line through property of the grantor, S. 77-37 W. 140 feet to iron pin on of property of Thos. G. Tumlin; thence with line of property of Thos. G. Tumblin, S. 12-30 E. 312 feet to the beginning corner on Curtis Street.

This being the same property conveyed to Craig B. Brittain and Mary Knighton Brittain by deed of John Paul Knighton, dated April 14, 1975, recorded September 19, 1975 in Deed Volume 1024 at page 483.

This being the same property conveyed to Mary Knighton Brittain by deed of Craig B. Brittain 1/2 interest, dated April 13, 1982, recorded April 15, 1982, in Deed Volume 1165 at page 404. of the R.M.C. Office for Greenville County, S.C.

This conveyance is made subject to any restrictive covenants, building set-back lines rights of way and easements which may affect the above described property.

which has the address of Rt. 2 East Georgia Rd. Simpsonville, South Carolina 29681 (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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