

MORTGAGE

FILED
AUG 31 1982
Donnie S. Tarker
RMC

THIS MORTGAGE is made this 27th day of July 1982, between the Mortgagor, Ralph L. and Wilma Watson (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 Sixteen thousand, three hundred, forty-four dollars and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 27, 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 15, 1992;

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, situate, lying and being in the State of South Carolina, County of Greenville, on Mark Drive, being known and designated as Lot No. 27 of a subdivision know as Riley Estates, Section B; plat of which is recorded in Plat Book "PPP," at page 23, in the R.M.C. Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Mark Drive to the joint front corner of Lot Nos, 27 and 28, and running thence with the common line of said lots N. 64-00 W., 215 feet to a point; thence turning and running N. 1-15 E., 110.1 feet to a point; thence turning and running S. 64-00 E., 231.6 feet to an iron pin on Mark Drive, the joint front corner of Lot Nos. 27 and 7, and running thence with the said Mark Drive S. 11-06 W. 104.2 feet to the point of BEGINNING.

This conveyance is made subject to all easements, restrictions and/or rights of way of record, if any including a 10-foot drainage easement along Lot Nos. 27 and 7 and a 12-foot drainage easement along the rear lot line.

DERIVATION: See Deed Book 962, at page 267.

As a part of the consideration herein, the grantees assume and agree to pay that certain Mortgage in favor of Fidelity Federal Savings and Loan Association, in the original amount of \$ 21,500.00, recorded in the R.M.C. Office for Greenville County, S.C., in Mortgage Book 1259, page 528, and having a present balance of \$ 21,450.87

This is the same property conveyed by Deed of William E. Baldwin III and Constance Baldwin unto Ralph L. and Wilma Watson dated 3/7/73 recorded 3/8/73 in the R.M.C. Office for Greenville County, S.C. Volume 969 page 346.

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which has the address of 104 Mark Drive Greenville, South Carolina 29611 (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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