

GR: FILED
CO. S. C.
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DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1579 PAGE 491

THIS MORTGAGE is made this 24th day of August, 1982, between the Mortgagor, Earl Angel (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-three thousand, two hundred, forty and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 24, 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 September 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 tract or parcel of land, situate, lying, and being in the County of Greenville, State of South Carolina, in Chick Springs Township, with buildings and improvements thereon and being known and designated as Lot No. 41, on plat of Pine Brook Development, made by W. N. Willis, Engr., March 27, 1951, recorded in the RMC Office for Greenville County in Plat Book Z, at Page 148, and having the following metes and bounds, according to said plat:

BEGINNING at an iron pin on the northern side of Bridges Avenue, joint corner with Lots Nos. 41 and 43, and running thence along the rear line of Lots Nos. 43 and 44, N. 16-54 W. 150 feet to an iron pin at joint rear corner of Lots Nos. 41 and 44; thence along the rear line of Lot No. 41, S. 73-06 W. 70 feet to an iron pin at joint rear corner of Lots Nos. 41 and 39; thence S. 16-54 E. 150 feet to an iron pin on the northern side of Bridges Avenue; thence along Bridges Avenue, N. 73-06 E. 70 feet to the point of BEGINNING. ALSO: All that certain piece, parcel, or lot of land in Chick Springs Township, County and State aforesaid, being shown at the rear of Lot No. 41 as a portion of the Duke Power Company right of way according to plat of Pine Brook Development made by W. N. Willis, Engr., recorded in Plat Book Z, at page 148, and having the following metes and bounds:

BEGINNING at an iron pin at the joint rear corner of Lots Nos. 41 and 44, and running thence along the rear line of Lot No. 41, S. 73-06 W. 70 feet to an iron pin; thence crossing power transmission line right of way N. 16-54 W. 100 feet to a point in line of Lot No. 89; thence along line of Lot No. 89, N. 73-06 E. 70 feet to a point; thence crossing power transmission line right of way S. 16-54 E. 100 feet to an iron pin, the point of BEGINNING.

THIS being the same property conveyed to Earl Angel and Hazel Moore by deed of Patricia Roberts Harris, Secretary of Housing and Urban Development, of Washington, D.C., dated February 7, 1978, and recorded in the RMC Office for Greenville County in Deed Book 1073, at Page 983.

which has the address of 1. Bridges Avenue, Taylors, South Carolina 29687 (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 seized 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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