



MORTGAGE

THIS MORTGAGE is made this 24th day of August 1982, between the Mortgagor, Donna M. Hudson (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 Six Thousand One Hundred Fifty Seven Dollars and Ninety Two Cents 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, 1986

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 thap piece, parcel or lot of land in Saluda Thownship on the Southern side of S. C. Highway # 414, about 2 miles west from Tigerville, S. C. , and being identified on a Plat by Charles F. Webb, R. L. S. 1577 dated February 1981, further identified as the 1.58 acre tract on said plat with the following metes and bounds:

BEGINNING at an iron pin on the property line of the McKinney land and Woods land and running thence S 3-29 W 216.64 feet to an iron pin; running thence S 83-10 W 356.96 feet to an iron pin; thence running N 17-03 E 223.61 feet to an iron pin; running thence N 81-32 E 305.35 feet to the point of beginning. Said property containing 1.58 acres. The above plat is recorded af even date with this instrument.

DERIVATION CLAUSE:

This is the same property conveyed by Cecil McKinney and Ora G. McKinney by deed dated 6-1-81 recorded 6-3-81 in volume no. 1149 at page 265 in the Greenville RMC Office.

Documentary Stamps are figured on the amount financed \$ 4319.84

which has the address of Route #1 Box 365-A Travelers Rest South Carolina 29690 (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.

400 8 52961801

0 4 0 3

4328 RV.2