

**DOCUMENTARY STAMPS ARE BASED
ON THE PRINCIPAL AMOUNT OF \$6,336.12
MORTGAGE

2001 1580 PAGE 467

GREENVILLE CO. S. C.
SEP 15 11 28 AM '82

THIS MORTGAGE is made this 9th day of September, 1982, between the Mortgagee, Steven Ladson (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 ~~Nine thousand, six hundred, fifty-three and 40/100~~ Dollars, which indebtedness is evidenced by Borrower's note dated September 9, 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, 1987

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 on the southerly side of Waters Avenue and on the northerly side of Gurley Avenue, in the City of Greenville, County of Greenville and State of South Carolina, being shown as the northerly portion of an unnumbered tract and a portion of Lot 26 on a plat of Pickwick Heights Subdivision, recorded in Plat Book X at Page 141 in the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Gurley Avenue at the southwestern corner of Lot 27 and running thence with Lot 27 N 24-53 W 131.5 feet to an iron pin at the joint rear corner of Lots 25, 26 and 27; thence with Lot 26 S 65-07 W 55 feet to an iron pin; thence with the new line through Lot 26 N 24-53 W, 131.5 feet to an iron pin on Waters Avenue; thence with Waters Avenue S 65-07 W, 15 feet to an iron pin; thence in a southwesterly direction 160 feet, more or less, to an iron pin at the northeastern corner of property shown on a plat recorded in Plat Book 5-L at Page 23; thence with said property S 47-53 E, 296.3 feet to an iron pin on Gurley Avenue; thence with said Avenue in a northeasterly direction 120 feet, more or less, to the point of beginning. This property is also shown as Lot 79, Block 6, Sheet 211 of the Greenville County Tax Maps.

ALSO:

ALL of the Grantor's right, title and interest in and to a twenty (20) foot easement for a private driveway as shown on a plat recorded in Plat Book 5-L at Page 23, said twenty (20) foot easement having been reserved in Deed recorded in Deed Book 1016 at Page 733 in the Office of the RMC for Greenville County. This easement crosses the northeastern portion of Lot 79.1, Block 6, Sheet 211 of the Greenville County Tax Maps.

DERIVATION: Deed of B.O. Thomason, Jr., Trustee recorded November 24, 1981 in Deed Book 1158 at page 750 in the Greenville County RMC Office.

which has the address of #10 Waters Ave. (Street)
SC 29605 (herein "Property Address"); (State and Zip Code)

GREENVILLE SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
SEP 15 1982
STAMP 02 56

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, their heirs, assigns, personal representatives, executors, administrators, trustees, agents, attorneys-in-fact, and assigns, 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.

4328 RV-2