



Documentary Stamps are figured on the amount financed: \$ 8127.91

# MORTGAGE

BOOK 1582 PAGE 267

THIS MORTGAGE is made this 1st day of September 1982, between the Mortgagor, Dora C. McBride

(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 Thirteen thousand three hundred thirty and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 1, 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 October 16, 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, lying and being in Greenville County, South Carolina, on the northeastern side of Gail Drive and being known and designated as lot 58 on a plat of Section Five, Knollwood Heights, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4R at Pages 91 and having, according to said plat, the following metes and bounds:

BEGINNING on the northeastern edge of Gail Drive at the joint front corner of lots 58 and 59 and running thence along a line of lot 59N. 07-57-00 E. 165.0 feet to a point; thence along a line of lots 63 and 64 S. 82-03-00 E. 122.0 feet to a point; thence along a line of lot 57 S. 07-57-00 W. 165.0 feet to a point on the northeastern edge of Gail Drive N. 82-03-00 W. 122.0 feet to the beginning corner, and being a portion of the property conveyed by Mattie Brockman et al. to Carolina Land Company, Inc. on December 20, 1972, and recorded on December 27, 1972, in said R.M.C. Office in Deed Book 963 at Page 523.

This property is subject to existing easements, restrictions and rights of way upon or affecting said property.

The mailing Address of Dora C. McBride is: 118 Gail Drive, Mauldin, South Carolina 29662.

This being the same property conveyed to Dora C. McBride by deed from Carolina Land Co. Inc. recorded in the RMC Office for Greenville County on June 1, 1977 on page 692 of volume 1057 and dated May 24, 1977.

SCFD 3 OCT 1 82 058 4.0000

which has the address of 118 Gail Drive, Mauldin, South Carolina 29662 (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.

1582 267

4328 W-2