



Documentary Stamps are figured on the amount financed: \$ 6108.48

BOOK 1583 PAGE 439

MORTGAGE

THIS MORTGAGE is made this 14 day of September 1982 between the Mortgagor, Peggy F. Ford

(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 one hundred forty two dollars and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 14, 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 November 1, 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 the County of Greenville, State of South Carolina on the Eastern side of Kensington Road and being known and designated as Lot No. 48 on plat of Brook Glenn Gardens re-recorded in the R. M. C. Office for Greenville County in Plat Book "JJJ". at page 85. Said lot fronts 145 feet on the eastern side of Kensington Road and runs back to a depth of 149.7 feet on the south side: to a depth of 148.9 feet on the north side and is 87.8 feet across the rear.

THE above is the same property conveyed to the Grantor by deed recorded in Deed Book 686 at page 41.

THIS conveyance is subject to such easements, restrictions, or rights-of-way as may appear of record, and specifically the restriction over Brook Glenn Gardens recorded in Deed Book 793 at page 453.

AS part of the consideration of this conveyance, the Grantees assume and agree to pay the balance due on the mortgage over the above property to Carolina Federal Savings and Loan Association recorded in Mortgage Book 1125, at page 544. The balance now due and owing being \$21,000.00

THIS is the same property conveyed by deed of William Jack Ford, Jr. and Peggy F. Ford, dated 5-14-69 and recorded 7-25-69 in the RMC Office for Greenville county in Volume 1125 at Page 544.

which has the address of 237 Kensington Rd, Taylors, SC 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 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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