



BOOK 1585 PAGE 472
Documentary Stamp is figured on
the amount financed: \$8009.24

MORTGAGE

THIS MORTGAGE is made this 11th day of October 1982, between the Mortgagor, Ted Witt and Ruth Ann Witt (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 Eleven thousand, nine hundred, seventy and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 11, 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 11, 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 State of South Carolina, County of Greenville being known and designated as Lot No. 101 of a subdivision known as Pine Brook Forest as shown on plat thereof prepared by Charles K. Dunn, Surveyor, being recorded in the RMC Office for Greenville County in Plat Book 4X at Pages 48 and 49 and having, according to said plat, such metes and bounds as shown thereon.

This being the same property conveyed to the Grantors herein by deed of Oak, Inc. dated May 7, 1976 and recorded June 23, 1976 in the RMC Office for Greenville County in Deed Book 1038 at page 487.

This conveyance is subject to restrictions to any restrictions, reservations, zoning ordinances or easements that may appear of record; on the recorded plat, or on the premises.

GCTO ---3 NO 9 82 069 4.0000

which has the address of 113 Brook Drive Greenville South Carolina 29607 (herein "Property Address");
(Street) (City) (State and Zip Code)

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.

