



BOOK 1585 PAGE 508
Documentary Stamps are figured on
the amount financed: \$ 3519.76

MORTGAGE

THIS MORTGAGE is made this 12 day of October 1982, between the Mortgagor, Thomas R. and Anne H. Cole (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 Five Thousand Two Hundred Eighty three dollars and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated 10-12-82 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 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 with the buildings and improvements thereon situate, lying and being on the northwesterly side of Lindberg Street, Marietta, South Carolina, being known and designated as Lot No. 15, Block D of the Sub-division of S. Slater & Sons, as shown on plat recorded in Plat Book K at pages 63-65, incl., R.M.C. Office, Greenville County, South Carolina and having according to said plat, the following metes and bounds to wit:

BEGINNING at an iron pin on the western side of Lindberg Street at the corner of Lot No. 14 and running thence N. 51-20 W. 110 feet to an iron pin; thence N. 38-40 E. 70 feet to an iron pin; thence S. 51-20 E. 108.57 feet to an iron pin on the western side of said street; thence with the street S 34-27 W. 20 feet to an iron pin; thence with the street W. 38-40 W. 50 feet to the point of beginning.

THE above described property is subject to existing and recorded rights-of-way reservations, easements and restrictions. The herein named grantees are to pay the 1967 taxes on the above described property.

THIS is the same property conveyed by deed of W. E. Guest dated 3-20-67 and recorded 3-20-67, in the RMC Office for Greenville County in Volume 815 at page 589.

which has the address of 39 Lindberg St., P.O. Box 186 Slater, SC 29683 (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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