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JANBERSLEY
M.C.

BOOK 1586 PAGE 46

MORTGAGE

THIS MORTGAGE is made this 15th day of November, 1982, between the Mortgagor, Edison Eric Watson and Lucinda M. Watson (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 Fifty-Five Thousand and No/100 (\$55,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 15, 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, 2010.

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 certain piece, parcel or lot of land, together with all improvements thereon, situate, lying and being on the Eastern side of Hedgewood Terrace, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 256 on plat of Devenger Place, Section 12, prepared by Dalton & Neves Co., dated May, 1979, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 7-X, at Page 18, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Eastern side of Hedgewood Terrace at the joint front corner of Lots Nos. 256 and 257, and running thence with the joint line of said lots, N. 74-02 E. 146.0 feet to an iron pin in the line of Lot No. 254; thence with the line of Lot No. 254, S. 12-02 E. 35 feet to an iron pin at the joint rear corner of Lots Nos. 255 and 256; thence with the joint line of said lots, S. 30-43 W. 137.4 feet to an iron pin on the Eastern side of Hedgewood Terrace; thence with the Eastern side of Hedgewood Terrace, the following courses and distances: N. 53-14 W. 15 feet to an iron pin; thence N. 41-06 W. 50 feet to an iron pin; thence N. 26-19 W. 73.05 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Lewis E. McLaughlin and Lois M. McLaughlin dated November 15, 1982, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1177, at Page 307, on November 16, 1982.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
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which has the address of 602 Hedgewood Terrace, Greer (City) S. C., 29651 (State and Zip Code) (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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