

FILED  
NOV 16 1982  
Doc's S. Documentary Stamps are figured on  
the amount financed: \$ 10,060.04

01-049 852.22

MORTGAGE

BOOK 1586 PAGE 120

THIS MORTGAGE is made this 4th day of November 1982 between the Mortgagor, Edward L. Cheatham and Jean B. Cheatham (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 Seventeen thousand, one hundred, eleven and 64/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 4, 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 15, 1989

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 lot of land in Greenville County, State of South Carolina on the Southern side of Richwood Drive, being shown as lot no. 5 on a plat of section of Richwood Subdivision dated April, 1968, prepared by C. O. Riddle, recorded in Plat Book UUU at page 5 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING AT an iron pin on the southern side of Richwood Drive at the joint front corner of lots 5 and 6, thence with lot 6 S. 19-41 E. 135 feet to iron pin at the joint rear corner of lots 5 and 6; thence S. 70-46 W. 88.9 feet to iron pin at the joint rear corner of lots 4 and 5; thence with lot 4 N. 19-41 W. 135 feet to iron pin on Richwood Drive; thence with said drive N. 70-46 E. 88.9 feet to point of beginning.

This is that same property conveyed by deed of Jeff R. Richardson, Jr. to James Blackwell Cheatham, dated 8/1/69, recorded 8/4/69, in deed Volume 873, at Page 201, in the R.M.C. Office for Greenville County, SC.

which has the address of 45 Richwood Dr. Greenville (City) SC 29607 (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.

GCTO -----3 NOV 16 82 U49 4.00CTD

RECORD

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