



MORTGAGE

Documentary Stamps are figured on amount financed: \$ 4,299.33

THIS MORTGAGE is made this 13th day of October 1982 between the Mortgagor, Timmy L. Steele (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 Six Thousand Fifty Two and eighty cents Dollars, which indebtedness is evidenced by Borrower's note dated Oct. 13, 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 15, 1986;

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 Greenville County, South Carolina, and being shown as Lot 79, Section IV, Dumean Mills, plat of which is recorded in Plat book S, Page 173, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southeasterly side of Hutchins Street at the joint front corner of Lots Nos. 78 and 79 and running thence with the line of said lots S. 58-09 E. 89.5 feet to a point on a 15 foot alley; thence with said alley S. 30-339 W. 54 feet; thence N. 58-09 W. 90.8 feet to a point on Hutchins Street; thence with Hutchins Street N. 31-51 E. 54 feet to the point of beginning.

This conveyance is made subject to all restrictions, setback lines, and roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above described property.

DERIVATION CLAUSE:

This is the same property conveyed by Realistic Builders, Inc. by Deed dated, May, 18, 1978, recorded July 28, 1978 in Deed Book 1084 at page 58.

GCTD ----- 3 NO 16 82 060

which has the address of 82 Hudson Street, Greenville (Street) (City) South Carolina 29609 (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 seized 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.

