



Documentary Stamps are figured on the amount financed: \$ 25,066.40

MORTGAGE

THIS MORTGAGE is made this 18th day of October 1982, between the Mortgagor, Lawrence D. and Terrell S. Tracy (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 Twenty-Seven Thousand Seventy-One Dollars and 71/100 Dollars, which indebtedness is evidenced by Borrower's note dated OCTOBER 18, 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 April 20, 1983;

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 lying, situate and being in the County of Greenville, State of South Carolina, being known and designates as Lot 21 on plat entitled "Shellstone Park" made by C.O. Riddle, dated April 8, 1968 and recorded in Plat Book PPP at Page 176, in the RMC Office for Greenville County, SC., and having the metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS being the same property conveyed to the grantor herein by deed of Edith Bryson Card as recorded in Deed Book 821 at Page 112, in the RMC Office for Greenville County, SC. on June 2, 1967.

THIS being the same property conveyed to Lawrence D. and Terrell S. Tracy, by deed from Jeff R. Richardson recorded in the R.M.C. Office for Greenville County, South Carolina on October 13, 1980 in Deed Book 1135 on page 288 and dated October 9, 1980.

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which has the address of ... Lot 21, Lawrence Ave., Fountain Inn, SC 29664 (herein "Property Address");

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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".

4.00CD

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.

