



MORTGAGE

BOOK 1586 PAGE 156

THIS MORTGAGE is made this 26th day of October 1982 between the Mortgagor, Broadus E. Wooten and Nancy Wooten (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 Seven thousand, one-hundred, eighty and 92/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 26, 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, 1985

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 in the State of South Carolina, County of Greenville, Town of Mauldin, located on East Cox Street and having, according to a Plat of the property of L. Maude Rogers, being recorded in the RMC Office for Greenville County in Plat Book 00, Page 154, the following metes and bounds, to wit:

BEGINNING at a nail and cap in East Cox Street and running thence with said Street, N 15 E, 154.2 ft. to a nail and cap at the intersection of a 36 ft. street; thence with said 36 ft. street, S 69 E, 17.7 ft. to an iron pin; thence S 53-15 E, 59 ft. to an iron pin; thence S 31 E, 82 ft. to an iron pin; thence S 27-40 E, 89 ft. to an iron pin; thence N 75-55 W, 199.6 ft. with line, now or formerly of Kellett lot, to the beginning.

This is the same property conveyed by deed of William M. Nalley dated August 8, 1974, recorded in Deed Book 1004, Page 568.

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which has the address of 210 Miller Road, Mauldin, SC 29662 (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".

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.

06-049-738-24

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