



MORTGAGE

THIS MORTGAGE is made this 4th day of November 1982, between the Mortgagor, Theresa Jean Bussey McMakin (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 Eight thousand, eight hundred eighty-two and 40/100 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, 1987

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, South Carolina, being known and designated as Lot No. 103 as shown on plat of Sans Souci Heights, Map #3, recorded in Plat Book Z, at Page 95, said lot fronting 75 feet on Callahan Avenue, running back to a depth of 108.33 feet on one side, to a depth of 107.5 feet along Merrilat Avenue, and being 75 feet across the rear.

This is that same property conveyed by deed of Sharon M. Nicholson to Marcus James McMakin, Jr. and Theresa Jean Bussey McMakin, dated 9/18/73, recorded 9/18/73, in Deed Volume 984, at Page 235, in the R.M.C. Office for Greenville County, SC.

ALSO: That same property conveyed by deed of Marcus James McMakin, Jr. (all of his one-half interest) to Theresa Jean Bussey McMakin, dated January 18, 1979, recorded February 20, 1979, in Deed Volume 1097, at Page 174, in the RMC Office for Greenville County, SC.

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which has the address of 17 Callahan Ave., Greenville, SC (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.

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