

FILED
NOV 13 1982
Donna S. Jankers

04-049908-29
BOOK 1586 PAGE 369

MORTGAGE

Documentary Stamp are figured on
the amount loaned: \$2121.77

THIS MORTGAGE is made this... 3rd... day of... November...
19... 82 between the Mortgagor, Gary L. Timms Sr. and Shelby J. Timms
..... (herein "Borrower"), and the Mortgagee,.....
AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION..... a corporation organized and existing
under the laws of... SOUTH CAROLINA..... whose address is 101 EAST WASHINGTON
STREET, GREENVILLE, SOUTH CAROLINA..... (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of... Two Thousand Six Hundred...
One Dollars and Thirty Cents..... Dollars, which indebtedness is evidenced by Borrower's note
dated... November 3, 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... May 1, 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 certain piece, parcel or lot of land situate, lying and being in the County
of Greenville, State of South Carolina, and being known as Lot number FIFTY SEVEN
(57) on plat of Cedar Lane Gardens, dated August 27, 1955 and recorded in RMC Office
for Greenville County in Plat Book GG, page 139, and having the following metes and
bounds according to said plat, to wit:

BEGINNING at an iron pin on the southwestern side of Gardenia Drive at the joint
front corner of Lots 57 and 58, and running thence along the joint line of said lots
, S. 37-35 W., 156.3 feet to iron pin on the southwestern side of a five foot utility
easement, joint rear corner of Lots 57 and 58; thence along the rear line of Lot No.
57 and utility easement, N. 56-09 W., 50 feet to an iron pin, joint rear corner of
Lots 56 and 57; thence along the joint line of said lots 56 and 57, N. 20-34 E., 87.4
feet to an iron pin, joint rear corner of lots 55 and 56; thence along the line of lots
55 and 57, N. 38-05 E., 80.6 feet to an iron pin on the southwestern side of Gardenia
Drive; thence along Gardenia Drive, S. 48-55 E., 75 feet to the beginning.

This is the same property conveyed by O.B. Lancaster and Annie Belle S. Lancaster
by deed recorded 8-26-81 in Deed Volume 1154 Page 124 in Greenville County, RMC Office.

GCTO -----3 NO 18 82

which has the address of... 4 Gardenia Drive..... Greenville.....
[Street] [City]
South Carolina 29611 (herein "Property Address");
[State and Zip Code]

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To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-
ments 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".

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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.

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