

Documentary Stamps are figured on the amount financed: \$ 14,074.66

MORTGAGE

THIS MORTGAGE is made this 20th day of October 1982, between the Mortgagor, Mavis C. Hudson (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 Twenty Thousand Two Hundred Ninety One Dollars and Forty Cents Dollars, which indebtedness is evidenced by Borrower's note dated October 20, 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 1, 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 piece, parcel or lot of land in Greenville County, South Carolina, being known and designated as lot 127, Section 3 of Westcliffe subdivision as shown on a plat thereof prepared by Piedmont Engineers & Architects, dated December 11, 1963, revised September 24, 1965, and recorded in the R.M.C. Office for Greenville County in Plat Book JJJ at pages 72, 73, 74, and 75, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Coralvine Court at the joint front corner of lots 128 and 127 thence with the joint line of said lots N. 38-22 W. 146.7 feet to an iron pin; thence N. 7-05 E. 97.0 feet to an iron pin; thence S. 65-12 E. 69.5 feet to an iron pin; thence S. 72-20 E. 123.6 feet to an iron pin; thence S. 13-15 W., 137.3 feet to an iron pin on the Northern side of Coralvine Court; Thence with the Northern side of the turn-around of Coralvine Court N. 67-32 W., 41.3 feet to an iron pin; thence continuing with said Court, S. 50-32 W., 42 feet to an iron pin the point of beginning.

This is the same property conveyed to the Grantor herein by deed of I.B.E. Huff dated 5/2/77 recorded 5/11/77 in the Deed Book 1056 at page 389 in the R.M.C. Office of Greenville County, South Carolina.

which has the address of Lot # 127 Westcliffe Subdivision Greenville, South Carolina 29611 (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 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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