

# MORTGAGE

THIS MORTGAGE is made this 19 day of NOVEMBER 1982, between the Mortgagor, ELIZABETH D. YOUNG A.K.A. ELIZABETH DINIHANIAN (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 THREE THOUSAND EIGHTY FIVE & 73/100 Dollars, which indebtedness is evidenced by Borrower's note dated NOV. 19, 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 23, 1982

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 tract of land in the County of Greenville, State of South Carolina, in Fairview Township, containing 58.5 acres, more or less, and having the following courses and distances: BEGINNING at a point on the eastern side of Georgia Road, at corner of the within property and property of Furman and Annie Taylor, and running thence with Taylor line S. 84-07 E. 556.2 feet to a point; running thence S. 49-15 E. 177.6 feet to three red oak trees; thence S. 78-50 E. 1679 feet to an iron pin at corner of property now or formerly of Bernis Evans and John L. Redmond; thence along the Redmond line S. 5-00 E. 1190 feet to a stake; thence N. 78-00 W. 2139.4 feet to a point in the center of County Road at corner of Spillers property; thence along Spillers line in a northwesterly direction 718.7 feet to a point on the easterly side of Georgia Road; thence along Georgia Road N. 7-04 E. 183 feet to a point on the eastern side of Georgia Road N. 2-53 W. approximately 251.5 feet to the beginning corner, being shown on the Greenville County Tax Maps on Sheet 574.5, Block 1, as Lots 4 and 4.3.

The within conveyance is subject to restrictions, utility easements, rights of way, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises.

The within is the identical property heretofore conveyed to the grantor by deed of M.T. Clark and Nellie M. Clark, recorded 15 March 1963, RMC Office for Greenville County, S.C. in Deed Book 718, at page 331.

This being the same property conveyed to Elizabeth Dinihanian by deed from Charles L. Lamb Jr. recorded in the RMC Office for Greenville County, South Carolina on the 5-25-79 in Deed book 1103 on page 362 and dated 5-25-79.

which has the address of RT. 3, BOX 435 WEST GEORGIA ROAD, SIMPSONVILLE S.C. 29681 (Street) (City) (herein "Property Address"); (State and Zip Code)

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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