

REC'D S.C.
NOV 25 PM '82
SASLEY

BOOK 1589 PAGE 813

MORTGAGE

THIS MORTGAGE is made this 21st day of December, 1982, between the Mortgagor, Alvin H. Southerlin (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 Eleven Thousand and No/100- (\$11,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 21, 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 January 1, 1983

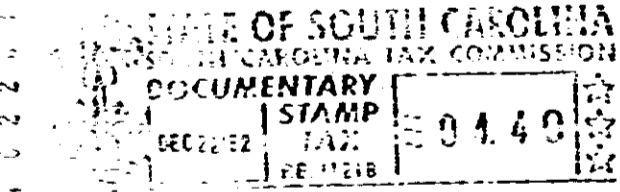
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 with the improvements thereon, situate, on the southwest side of Hampton Avenue, in the City of Greenville in Greenville County, S.C. being shown as Lot No. 4 on plat made by J. K. Dickson for John H. Houston, September 29, 1889, recorded in the RMC Office for Greenville County, S.C. in Deed Book VV, at Page 338, and having, according to said plat recent survey made by Dalton & Neves, March 1953, the following metes and bounds, to-wit:

BEGINNING at an iron pinon the southwest side of Hampton Avenue said pin being 170 feet southeast from the point where the southwest side of Hampton Avenue intersects with the southeast side of King Street, and running thence along the southwest side of Hampton Avenue S. 34-15 E. 58 feet to an iron pin; thence S. 55-39 W. 223 feet to an iron pin; thence N. 34-15 W. 58 feet to an iron pin; thence N. 55-39 W. 223 feet to an iron pin on the southwest side of Hampton Avenue; the beginning corner.

Reference is also made to that plat made by Gould & Associates Surveyors, entitled property of Alvin H. Southerlin, dated December 16, 1982, recorded in the RMC Office for Greenville County, S.C. in Plat Book 9-A at Page 23.

This being the same property conveyed to the mortgagors by deed of Frances Gallivan Lineberger, recorded in the RMC Office for Greenville County, S.C. on June 26, 1981 in Deed Book 1150 at Page 699.



which has the address of 713 Hampton Avenue, Greenville, South Carolina (herein "Property Address");
[Street] [City]
[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 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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