

FILED
GREENVILLE CO. S. C.
JAN 18 2 32 PM '83
DONNIE S. TANKERSLEY
R.M.C

MORTGAGE

BOOK 1592 PAGE 198

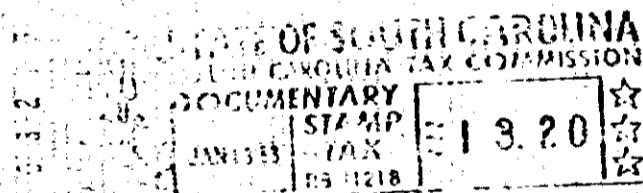
THIS MORTGAGE is made this 17th day of January, 1983, between the Mortgagor, Marian F. Babcock (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Three Thousand and No/100 (\$33,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 17, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2008;

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 with all improvements thereon or hereafter constructed thereon situate, lying and being in the State of South Carolina, County of Greenville, located on Darby Bridge Road as shown on plat prepared by Carolina Engineering & Surveying Co., entitled "Property of Jimmy S. Chasteen", dated February 5, 1970, which plat is of record in the RMC Office for Greenville County in Plat Book 4-D at Page 81 and being shown on a more recent plat entitled "Property of Marian F. Babcock" prepared by Carolina Surveying Company and recorded in the RMC Office for Greenville County in Plat Book 9-L at Page 32.

This being the same property acquired by the Mortgagor by deed of Mary F. McDaniel formerly Mary Allen Forrester of even date to be recorded herewith.



which has the address of Rt. 2 Darby Road, Taylors, (Street) (City)
South Carolina 29687 (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 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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