



FIRST Documentary Stamps are figured on the amount financed: \$10,081.04

BOOK 1592 PAGE 629

MORTGAGE

THIS MORTGAGE is made this 16th day of December 1982, between the Mortgagor, Barbara Kelley Nelson (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 Twenty Thousand Three Hundred seventy one and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 16th, 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 February 1993;

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 Township, Greenville County, State of South Carolina, near the City of Greenville, known and designated as Lot No. 84 of the subdivision known as Augusta Circle as shown on the plat of record in the RMC Office for Greenville County, South Carolina, in Plat Book F, Page 23, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the Western line of Tomassee Avenue, joint corner of lots Nos. 83 and 84, and running thence with the joint line of said lot N. 71-35 W. 150 feet to an iron pin, joint corner of lots No. 83, 84, 99 and 100; thence with the joint line of lots No. 84 and 99, N. 21-35 E. 50 feet to an iron pin, joint corner to Lots No. 84 and 85; thence with the joint line of said lots S. 71-35 E. 150 feet to an iron pin in the Western line of Tomassee Avenue; thence with Tomassee avenue, S. 21-35 W. 50 feet to the point of beginning.

Derivation: ~~see RMC book 1157 page 773 recorded Nov. 4 1981~~

This is the same property conveyed by R.C. Kelley to Barbara K. Nelson by deed dated Oct 30, 1981, recorded in the RMC office for Greenville County book 1157 page 773 recorded Nov. 4 1981.

which has the address of 16 Tomassee Ave. Greenville, S.C. 29605 (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 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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