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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1593 PAGE 701

# MORTGAGE

THIS MORTGAGE is made this 1st day of February 1983, between the Mortgagor, ANN F. BRATTON (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 THOUSAND AND NO/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 1, 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 August 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 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, City of Greenville, on the southern side of E. Faris Road, and known and designated as Lot No. 8 of a subdivision of Property of James and Lena C. Yeoger, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book F at Page 141, said lot having the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of E. Faris Road at corner of Lots Nos. 7 and 8 and running thence S. 26-30 E. 194.1 feet to an iron pin; thence S. 63-37 W. 60 feet to an iron pin; thence with line of Lot No. 9 N. 26-30 W. 194 feet to an iron pin on southern side of E. Faris Road; thence with southern side of said road N. 63-30 E. 60 feet to point of beginning.

This is the same property conveyed to the Mortgagor by deed of Aileen S. Chiles dated August 19, 1974, and recorded in the R.M.C. Office for Greenville County in Deed Book 999 at Page 748 on August 19, 1974.

which has the address of 14 E. Faris Road Greenville South Carolina 29605 (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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