

MORTGAGE

BOOK 1537 PAGE 184

THIS MORTGAGE is made this 31st day of January 1983, between the Mortgagor, Jessie J. Ellenburg (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand Eighteen Dollars and Forty Eight Cents Dollars, which indebtedness is evidenced by Borrower's note dated January 31, 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, 1985

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 in Greenville Township situate on the eastern side of Virginia Avenue near the City of Greenville, being shown as Lot 59 on plat of Highlands recorded in Plat Book C at page 146 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Virginia Avenue at the corner of Lot 58 and running thence with the line of Lot 58 in an easterly direction 130 feet to pin in line of property formerly owned by Jones West; thence with the line of said property N 15-10 W 70 feet to pin at rear corner fo Lot 60; thence with the line of Lot 60 in a westerly direction 130 feet to pin on Virginia Avenue; thence with the eastern side of Virginia Avenue S 15-10 E 70 feet to the point of beginning.

This is the same property conveyed to the grantor by deed of Malcolm G. Thruston dated August 13, 1976 and recorded in Deed Book 1041 at page 226 in the RMC Office for Greenville County.

ALSO same property conveyed by Deed of Jessie J. Ellenburg (one-half interest) to Norwood Ellenburg dated February 28, 1977 and recorded February 28, 1977 in Book Vol. 1051 page 814 in the RMC office for Greenville County, SC.

ALSO same property conveyed by Will Testate of Norwood Ellenburg (his 1/2 interest) Date of death, 9-4-80, apt, 1624, File number 5 in the RMC office for Greenville County, SC.

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which has the address of 106 Virginia Ave. Greenville (City)
[Street] [City]
South Carolina 29611 (herein "Property Address");
[State and Zip Code]

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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.

SOUTH CAROLINA 1 to 4 Feb 14 6 75 ENMA FHLMC UNIFORM INSTRUMENT

FILE NO # 04-052027-68 #507446

Documentary Stamps are figured on the amount financed: \$ 5,000.00

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