



**MORTGAGE**

Documentary Stamps are figured on  
the amount financed: \$ 3,381.39

BOOK 1598 PAGE 309

THIS MORTGAGE is made this 28th day of February,  
19 83, between the Mortgagor, Arthur James

(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 Four Thousand, one hundred  
ninety -three and 28/100 Dollars, which indebtedness is evidenced by Borrower's note  
dated Feb. 28, 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 April 1, 1986

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 in Gantt Township, Greenville County, South  
Carolina, lying on the Eastern side of Belle Court being shown and  
designated as Lot No. 5 on a Revised Final Plat of Ashland Terrace  
subdivision made by R. B. Bruce, Reg. L. S., dated August 2, 1963,  
and recorded in the R. M. C. Office for Greenville County, South  
Carolina, in Plat Book DDD, Page 160, and having according to said  
Plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Eastern side of Belle Court at the  
joint front corner of Lots Nos. 5 and 6, running thence along the  
common line of said Lots S. 87-00 E., 189.5 feet to an iron pin; thence  
N. 3-00 E., 85 feet to an iron pin; thence along the lines of Lots Nos.  
1 and 4 N. 87-00 W., 189.5 feet to an iron pin on the Eastern side of  
Belle Court; thence along the Eastern side of Belle Court S. 3-00  
W., 85 feet to an iron pin, the beginning corner.

THE above described property is hereby conveyed subject to Protective  
Covenants applicable to Ashland Terrace subdivision recorded in the  
R.M.C. Office for Greenville County, South Carolina, in Deed Book 730,  
Page 13.

As a part of the consideration for this Deed the Grantee herein does  
hereby assume and agree to pay in full the indebtedness due on that  
certain Note and Mortgage executed by Henry C. Harding to Carolina  
Federal Savings and Loan Association of Greenville, South Carolina,  
recorded in the R.M.C. Office for Greenville County, South Carolina,  
in Mortgage Book 942, Page 16, upon which there is a present balance  
due in the sum of \$ 8,400.00

This is the same property conveyed by Deed of Henry C. Harding,  
dated February 26, 1964, recorded March 3, 1964, in volume 743 at page  
314 of the R.M.C. Office of Greenville County, South Carolina.

which has the address of 5 Belle Court Greenville, SC 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 improve-  
ments 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.

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4328-RV-21