



MORTGAGE

BOOK 1600 PAGE 800

THIS MORTGAGE is made this 11th day of March 1983, between the Mortgagor, Lowry J. Caudell and Lola Mae Caudell (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 Thirteen Thousand Six Hundred Sixty and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 11, 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 4-1-88.

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 the State of South Carolina, County of Greenville, on the eastern side of Montrose Drive (formerly Babb Avenue), in the City of Greenville, being the western portion of Lot 37, as shown on a plat of the Estate of Tully P. Babb, recorded in Plat Book QQ at Pages 162 and 163 and described as follows:

BEGINNING at an iron pin on the eastern side of Montrose Drive, 488.6 feet north from Cleveland Street, at the corner of Lot 36; thence with the eastern side of Montrose Drive, N. 6-50 W. 240.2 feet to a concrete monument at the corner of Lot 38-A; thence with the line of said lot, N. 83-12 E. 200 feet to iron pin; thence S. 6-50 E. 244.1 feet to iron pin in the line of Lot 36; thence with the line of Lot 36, S. 84-17 W. 200 feet to the point of beginning.

This is that same property conveyed by deed of Edward H. Hembree to Lowry J. Caudell dated October 8, 1964 and recorded October 13, 1964 in Book Vol. 759 at Page 430 in the RMC office for Greenville County, SC.

which has the address of 37 Montrose Avenue, Greenville, SC 29604 (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.

SOUTH CAROLINA - 1 to 4 Family - 6/75 - FNMA/FHLMC UNIFORM INSTRUMENT

Documentary Stamps are figured on the amount financed \$ 9,618.66

#01-053109-69 \$9,618.66

GCTO - 3 AP 583 099 4.0000

