

GREENVILLE, S.C.
APR 7 2 55 PM '83
DONNIE

MORTGAGE

1001-210

THIS MORTGAGE is made this 5th day of April 1983 between the Mortgagor, Betty J. Jones, 105 Suffolk Ct. Greer, SC 29651 (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 Seventy-Three Thousand Five Hundred and 00/100 (\$73,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 5, 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 May 1, 2003.

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, lying, situate and being in the State of South Carolina, County of Greenville, being known and designated as lot No. 57 of a subdivision known as River Downs, according to a plat thereof prepared by Piedmont Engineers, Architects and Planners, dated July 17, 1974, and recorded in the R.M.C. Office for Greenville County in Plat Book 4 R at pages 75 and 76 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Suffolk Court, joint front corner of Lots 57 and 58; thence with the joint line of said lots S. 34-57 W. 210.73 feet to an iron pin at the corner of Lot 54; thence with the rear line of Lot 54 N. 47-59 W. 125 feet to an iron pin at the joint rear corner of Lots 56 and 57; thence with the joint line of said lots N. 36-08 E. 198.93 feet to an iron pin on the southwestern side of Suffolk Court; thence with Suffolk Court S. 53-23 E. 120 feet to the BEGINNING corner.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s), or on the premises.

This being the same property conveyed to the Mortgagor herein by deed of Ernest G. Taylor and Dinah W. Taylor, dated April 5, 1983, and filed in the RMC Office for Greenville County in Deed Book 1185 at page 986.

STATE OF SOUTH CAROLINA
DOCUMENTARY
TAX
29.40

which has the address of 105 Suffolk Court Greer, SC 29651 (herein "Property Address");
(Street) (City) (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 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.