



Documentary Stamps are figured on  
the amount financed: \$ 25,004.44  
BOOK 1601 PAGE 632

# MORTGAGE

THIS MORTGAGE is made this 10th day of March 1983 between the Mortgagor, William B. Sykes, Jr. and Jane Brewer Sykes (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 Forty Eight Thousand Five Hundred Forty Three and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 10, 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 March 15, 1993.

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 situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the southern side of Woodvale Avenue and being known and designated as Lots 257 and 258 of a subdivision known as Traxler Park as shown on a plat thereof recorded in the RMC Office for Greenville County in Plat Book F, at pages 114 and 115 and being more particularly described as follows:

BEGINNING at an iron pin on the southern side of Woodvale Avenue at the joint corner of Lots 256 and 257 and running thence along the southern side of Woodvale Avenue N. 82-47 E. 73.7 feet to an iron pin, joint corner of Lots 257 & 258; thence continuing along the southern side of Woodvale Avenue N. 87-17 E. 75.9 feet to an iron pin, joint corner of Lots 258 and 259; thence along the common line of said last mentioned lots S. 25-23 E. 211.8 feet to a stake; thence S. 71-12 W. 141 feet to an iron pin, the joint rear corner of Lots 256 & 257; thence along the joint line of said lots N. 25-23 W. 247.7 feet to an iron pin, the beginning corner.

Lot 257 is the same property conveyed to C. C. O'Dell and Marie R. O'Dell by deed of R. M. Caine et al, dated May 7, 1943, recorded in the RMC office for Greenville, S. C. in Deed Book 253, page 434.

Lot 258 is the same property conveyed to C. C. O'Dell and Marie R. O'Dell by Deed of Theodore Ellison, dated November 7, 1941, recorded in the RMC Office for Greenville, SC in Deed Book 239, Page 120.

The said Marie R. O'Dell died intestate on August 11, 1960 and left surviving as her sole heirs at law, C. C. O'Dell, her husband and her two daughters, Mary Ellen O'Dell Piper and Janet O'Dell Worrell.

The said C. C. O'Dell died testate on June 13, 1974 and by his will on file in the probate court for Greenville County, SC in Apt. 1340, File 5, the above described property was devised to his wife, Inez Rice O'Dell and his 2 daughters, Mary Ellen O'Dell Piper and Janet O'Dell Worrell, which has the address of 80 Woodvale Avenue, Greenville

SC 29605 (herein "Property Address");  
(State and Zip Code)

CONTINUED

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 UNIFORM INSTRUMENT

# 01-253017-64 \$25,004.44

GCTO 3 AP 583

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4.00CD

RECORDED

