

APR 12 1983
W. S. Kershner

MORTGAGE

1601 FAC 734
Documentary Stamps are figured on
the amount financed. \$ 13,137.28

THIS MORTGAGE is made this 7th day of March 1983 between the Mortgagor, Mendel D. and Kathryn P. Stroud (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 Seventeen thousand, one hundred, forty and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 7, 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, 1988

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 lying, being and situate in the State of South Carolina, County of Greenville, consisting of 1.20 acres, more or less, and being shown as Lot 11 of Section I on a plat of Belle Terre Acres recorded in Plat Book 000 at Page 105 in the RMC Office for Greenville County and being more fully described as follows:

BEGINNING at an iron pin at the joint front corner of Lots 10 and 11 and running thence N 38-56 W 274.5 feet to an iron pin; thence N 49-22 E 197.3 feet to an iron pin; thence along the line of Lot 12, S 38-56 E 248.9 feet to an iron pin on West Fairway Drive; thence along said Drive, S 38-22 W 100 feet to an iron pin; thence S 45-49 W 100 feet to the beginning point.

The above-described property is conveyed subject to all restrictions, easements, right of ways and zoning ordinances of record or on the ground affecting said property.

The above-described property is the same conveyed to the Grantors by deed recorded in the RMC Office for Greenville County in Deed Book 851 at Page 604.

This is the same property conveyed by deed of Charles K. Price and Elizabeth W. Price unto Mendel D. and Kathryn P. Stroud, dated May 29, 1973, recorded May 29, 1973 in volume 975 at page 576 of the RMC Office for Greenville County, Greenville, S.C.

which has the address of 11 Fairway Drive, Piedmont, S.C. (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 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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[Redacted]

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