



Documentary Stamps are figured on the amount financed: \$ 22,062.84

MORTGAGE

BOOK 1602 PAGE 522

THIS MORTGAGE is made this 23rd day of March 1983 between the Mortgagor, Mary Ann Brissie

(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 Two Thousand Eight Hundred Seventy Three and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 23, 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 4-1-93

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 in the City of Greenville, on the Northwest intersection of Sylvan Drive and Byrd Boulevard in the County and State aforesaid and being shown as Lots 64, 63, and portion of Lot 61, according to a plat of Country Club Estates recorded in Plat Book G, pages 190 and 191 in the RMC Office for Greenville County, SC, and being the same property conveyed to the Grantors herein by Deed recorded in Deed Book 885 at page 71 in the RMC office for Greenville County.

This is that same property conveyed by deed of David C. Guth, Sr. and Lorraine L. Guth to Arthur M. Brissie and Mary Ann Brissie dated August 9th, 1973 and recorded August 23rd, 1973 in Deed Book Vol. 982 at Page 266 in the RMC office for Greenville County, SC.

ALSO this is that same property conveyed by deed of Arthur M. Brissie (his 1/2 interest) to Mary Ann Brissie dated August 15th, 1975 and recorded June 8th, 1981 in Deed Vol. 1149 at page 525 in the RMC office for Greenville County, SC.

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which has the address of 708 Byrd Blvd, Greenville, SC 29605 (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.