

Documentary Stamps are figured on the amount financed: \$ 3,505.44

# MORTGAGE

THIS MORTGAGE is made this 14th day of March 1983, between the Mortgagor, Hazel W. Swain (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 Four Thousand Fifty Five and 76/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 14, 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 3-15-85;

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 Greenville Township, Greenville County, State of South Carolina, lying and being situate on the Southeastly side of Alpine Way in the City of Greenville, South Carolina, being known and designated as Lot No. 56, according to plat of Central Development Corporation, prepared by Dalton and Neves, October, 1951, as recorded in the RMC office for Greenville County, South Carolina, in Plat Book BB, pages 22 and 23, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeasterly side of Alpine Way at joint front corner of Lots Nos. 55 and 56; thence along the joint line of those lots, S. 50-41 E. 150 feet to an iron pin at joint rear corner of Lots Nos. 55 and 56; thence N. 27-34 E. 122.57 feet to an iron pin at joint rear corner of Lots Nos. 56 and 57; thence N. 50-41 W. 125 feet to an iron pin at joint front corner of Lots Nos. 56 and 57 on the Southeasterly side of Alpine Way; thence along said Alpine Way, S. 39-19 W. 120 feet to an iron pin at joint front corner of Lots Nos. 55 and 56, the point of beginning.

This is that same property conveyed by deed of Furman C. Smith and J. H. Sentell to Walter S. Swain, Jr. and Hazel W. Swain, dated August 13, 1952 and recorded August 15, 1952 in Book Volume 461 at page 111 in the RMC Office for Greenville County, SC.

Also this is that same property conveyed by will of Walter S. Swain, Jr. (his 1/2 interest) who died intestate May 4, 1978, Apt. No. 1511 File No. 22 in Greenville County, SC. to Hazel W. Swain.

which has the address of 118 Alpine Way, Greenville, SC 29609 (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.

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