

FILED
GREENVILLE CO S. C.
APR 29 4 33 PM '83

MORTGAGE

THIS MORTGAGE is made this 28th day of April 1983, between the Mortgagor, DONNIE S. SLEY Gladys H Higgins (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").

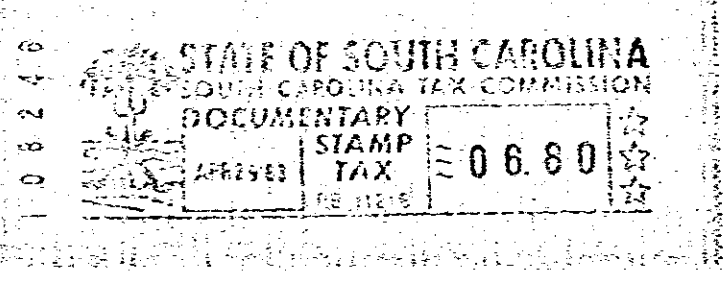
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixteen thousand nine hundred forty one and xx/100 Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 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, situate, lying and being in the State of South Carolina, County of Greenville, on the southeastern side of Keowee Avenue and the northern side of Saluda Avenue (now called Elsie Avenue), being shown and designated as Lot No. 25 on a plat of the property of R. L. Brownlee, prepared by J. Mac Richardson in May, 1948, recorded in the R.M.C. Office for Greenville County in Plat Book V, Page 171, and according to said plat, having the following courses and distances, to-wit:

BEGINNING at a pin at the northeastern corner of the intersection of Keowee and Elsie Avenues and running thence with the eastern side of Keowee Avenue, N. 27-28 E. 55.2 feet to a pin at the corner of Lot No. 26 as shown on the aforementioned plat; thence with the line of Lot No. 26, S. 62-32 E. 172.25 feet to a pin on the western side of an alley; thence with the western side of the alley, S. 27-40 W. 55.1 feet to a pin on the northern side of Elsie Avenue; thence with the northern side of Elsie Avenue, N. 62-32 W. 172 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of David E. Rogers and Janice L. Rogers, dated April 25, 1983, and recorded herewith.



APR 29 1983 1015

101 Elsie Avenue, Greenville, S.C. 29605
which has the address of [Street] [City]
(herein "Property Address");
[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 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.

