



MORTGAGE

THIS MORTGAGE is made this 19th day of April 1983, Between the Mortgagor, Delores Sue Teal (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 Twenty-two thousand, four-hundred and eighty Dollars and 32/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 19, 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 May 10, 1983

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 with all improvements thereon situate, lying and being in the County of Greenville, State of South Carolina, on Shadow Valley Road in Grove Township, and being known and designated as Lot No.1, Reho-beth Park Subdivision, and being more particularly shown on a plat of "Property of John Henry Clark" of record in the RMC Office for Greenville County in Plat Book 41, page 53, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on Bessie Mahaffey's line and running thence S. 74-48 E. 200.7 feet to an iron pin; running thence N. 9-45 E. 253.44 feet to iron pin; running thence S. 65-16 W. 316.8 feet to iron pin; thence S. 7-22 W. 46.2 feet to the point of beginning.

This being the same property conveyed to the Grantor and Grantee herein by deed of the United States of America on October 29, 1975, recorded in the RMC Office for Greenville County on November 14, 1975, in Deed Book 1027, page 336.

This conveyance is made subject to any and all existing and recorded easements, rights of way and restrictions affecting said property.

The above named, Grantor, Richard T. Teal, by the execution of this deed, does thereby convey all his one-half, undivided interest in and to the above described property, thereby placing full title in the name of the Grantee, Delores Sue Teal. Deed dated July 6, 1982 and recorded July 21, 1982 in Deed Book 1170 at Page 505 in the RMC office for Greenville County, SC.

which has the address of Rt. 4, Owens Road, Piedmont, S.C. 29673 (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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