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GREENVILLE S.C.  
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DONNIE S. WHEELER  
R.M.C.

BOOK 1036 PAGE 672

# MORTGAGE

THIS MORTGAGE is made this 10th day of May 1983, between the Mortgagor, H. DONALD SELLERS AND MARIAN H. SELLERS (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 Thousand and No/100 (\$20,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 10, 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, 1993

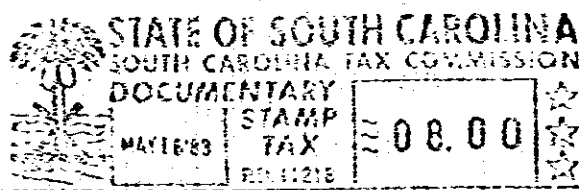
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 on the Southern side of Crescent Court, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 13 as shown on a plat entitled "Estate of T. Q. Donaldson", prepared by C. M. Furman, Jr., dated May, 1930, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book I at page 26, and having, according to a more recent plat entitled "Property of H. Donald Sellers and Marian H. Sellers", prepared by Webb Surveying & Mapping Co., dated July 23, 1980, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Crescent Court at the joint front corner of Lots Nos. 13 and 14, and running thence with the line of Lot No. 14, being the property now or formerly of Young and Easterby, S. 7-12 W. 145.5 feet to an iron pin at the joint rear corner of Lots Nos. 13, 14 and 16; thence with the line of Lot No. 16, being the property now or formerly of Pickell, N. 78-27 W. 52 feet to an iron pin in the line of property now or formerly of King; thence with the line of the said King property and property now or formerly of Wallace and Jones N. 3-50 W. 144.5 feet to an iron pin on the Southern side of Crescent Court; thence with the Southern side of Crescent Court S. 82-39 E. 79.5 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Joe A. Ivester, et al., dated March 28, 1975, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1016 at page 83, on March 31, 1975.

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which has the address of 11 Crescent Court, Greenville, South Carolina 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.

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