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GREENVILLE
MAY 17 3 09 PM '83
DONNE SLEY
R.M.C.

1696 PAGE 907

MORTGAGE

THIS MORTGAGE is made this 17th day of May, 1983, between the Mortgagor, MARTHA P. NICHOLS (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").

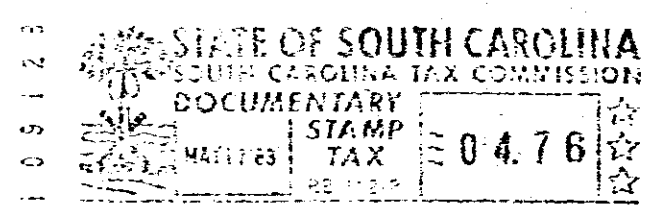
WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven Thousand Eight Hundred Thirteen and 69/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 17, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 9, 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 certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 125 of a subdivision known as Pebble Creek, Phase I as shown on plat thereof prepared by Erwright Associates, Engineers, dated October, 1973, and recorded in the RMC Office for Greenville County in Plat Book 5-D at Page 3 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Stalling Road, joint front corner of Lots 125 and 126; running thence with the joint line of said lots, S. 53-48 E. 174.1 feet to an iron pin in the line of Lot 129; thence with the rear lines of Lots 129 and 130, S. 34-30 W. 112 feet to an iron pin, joint rear corner of Lots 124 and 125; thence with the joint line of said lots, N. 55-09 W. 174.7 feet to an iron pin on the Southeastern side of Stalling Road, joint front corner of Lots 124 and 125; thence with the Southeastern side of Stalling Road, N. 34-46 E. 110 feet to a point of beginning.

Derivation: James A. Shamblin, et al, Deed Book 1096, at Page 544, recorded February 5, 1979.



which has the address of 303 Stallings Road, Taylors, (City) South Carolina (State and Zip Code) (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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