



Documentary Stamps are figured on the amount financed: \$ 3,669.47

# MORTGAGE

BOOK 1637 PAGE 144

THIS MORTGAGE is made this 28th day of April 1983 between the Mortgagor, Calvin E. King and Bobbie Jean King (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 Seven Hundred Eighty Five and 12/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 28, 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 11-1-84

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 the buildings and improvements thereon situate, lying and being near the City of Greenville in the County of Greenville, State of South Carolina being known and designated as Lot 126, on Plat of City View, which plat is recorded in the RMC Office for Greenville County, South Carolina in Plat Book A, page 460, and having according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on McDade Avenue 200 feet from Sumter Street, being the southeastern corner of Lot 125; thence with the line of said lot in a westerly direction 111 feet, more or less, to an iron pin on Hunt Street; thence along Hunt Street in a southwesterly direction to an iron pin corner of Lot 127; thence with line of said lot in a easterly direction 123 1/2 feet more or less, to an iron pin on McDade Avenue; thence along said McDade Avenue in a easterly direction 50 feet, more or less, to the beginning corner.

This is the same property conveyed to the grantor by deed recorded in the RMC Office for Greenville County, SC, in Deed Volume 42, Page 522.

ALSO: All that piece, parcel or lot of land, situate, lying and being near the City of Greenville, in the County of Greenville, State of SC, being known and designated as the northern 1/2 of Lot 127, on Plat of City View, which plat is recorded in the RMC Office for Greenville County, SC, in Plat Book A, Page 460, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on McDade Street, joint front corner of Lot 126 and running thence along McDade Street 25 feet to a point; thence through Lot 127, 128 feet more or less, to a point on Fletcher Street; thence along Fletcher Street in a northerly direction 25 feet to an iron pin, joint rear corner Lot 126; thence along line of Lot 126, 115 feet, more or less, to an iron pin, the point of beginning:

This property was conveyed to J. H. Pearson by deed recorded in Deeds Volume 42, Page 522, Deed Volume 178, page 136, and volume 73, page 203. See record in the office of Judge of Probate in Apt. 779, file 18. THIS IS THE SAME which has the address of 119 McDade Street, Greenville,

SC 29611 (herein "Property Address"); CONTINUED

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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