

FILED  
GREENVILLE, S.C.

MORTGAGE

MAY 23 3 24 PM '83

THIS MORTGAGE is made this 20th day of May 19. 83, between the Mortgagor, Adron E. Brewster and Charlotte S. Brewster (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").

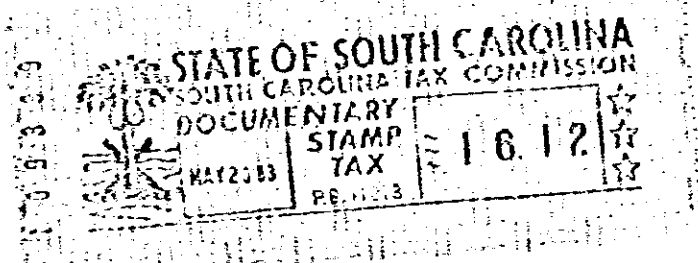
WHEREAS, Borrower is indebted to Lender in the principal sum of Forty thousand three hundred and no/100ths (\$40,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 20, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 2013

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, said lots lying on the western side of West Monticello Road and being designated as Lots 57 and 58 on that certain plat of Monticello Estates, duly recorded in the RMC Office for Greenville County, South Carolina in Plat Book EE at Page 168, and having according to a more recent plat of Adron E. Brewster and Charlotte S. Brewster prepared by Freeland and Associates dated May 19, 1983 recorded May 23, 1983 in Plat Book 92 at page 38; the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of West Monticello Road at the joint front corner of Lots No. 56 and 57 and running thence with the joint property line of said two Lots N 79-30 W, 200 feet to an old iron pin; running thence along the Saluda River on a line the traverse of which is N 13-22 E, 80.10 feet to a point at the joint rear corner of Lots No. 57 and 58; thence N 12-39 E, 80.05 feet to an old iron pin at the joint rear corner of Lots 58 and 59; thence S 79-30 E, 193.00 feet to an iron pin on West Monticello Road at the joint front corner of Lots 58 and 59; thence running with West Monticello Road S 10-30 W, 160.0 feet to the point of beginning.

DERIVATION: Deed of American Federal Savings and Loan Association recorded May 23, 1983 in Deed Book 188 at Page 688 in the Greenville County RMC Office.



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which has the address of Lots 57 and 58 West Monticello Road, Piedmont, SC (Street) (City) (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 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.