

Documentary Stamps are figured on the amount financed. \$ 5,056.04



MORTGAGE

THIS MORTGAGE is made this 19th day of April 1983, between the Mortgagor, Harold M. Riddle and Valjean W. Riddle (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 Seven Thousand, One Hundred Sixty-eight dollars and eighty cents, 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 1, 1988

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 in Greenville County, South Carolina, and being shown as Lot No. 8, Section A, on a Plat of Oak Hill recorded in the R.M.C. office for Greenville County in Plat Book MM, Page 29, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Good Street at the joint front corner of Lots 7 and 8 and running thence with the common line of said lots, N 67-51 W, 150 feet to an iron pin; thence S 22-09 W, 75 feet to an iron pin; thence S 67-51 E, 150 feet to a concrete marker on the northwesterly side of Good Street; thence with said Street, N 22-09 E, 75 feet to the point of the beginning.

This is the same property conveyed to the Grantors herein by deed dated April 26, 1969, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 866, at Page 648.

This conveyance is made subject to any easements, restrictions or right-of-way which may be of record in the R.M.C Office for Greenville County, South Carolina.

This is the same property conveyed by deed of Paul W. Shelton to Harold M. Riddle and Valjean W. Riddle, dated August 11, 1972 and recorded August 24, 1972 in the R.M.C. Office for Greenville County in Deed Volume 953, page 11.

which has the address of 16 Good Street Greenville, South Carolina 29611 (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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