



BOOK 1610 PAGE 797

Documentary Stamps are figured on the amount financed: \$ 5,787.09

# MORTGAGE

THIS MORTGAGE is made this 9th day of May 1983 between the Mortgagor, Harold Avery Bradley and Debra H. Bradley (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 Eight Thousand Two Hundred Eighty Four and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 9, 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 15, 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: HAROLD A. BRADLEY AND DEBRA H. BRADLEY, THEIR HEIRS AND ASSIGNS FOREVER:

All that lot of land in the State of South Carolina, County of Greenville, being known and designated as Lot 62 on a plat of Section 4 of Piedmont Mfg. Co., recorded in Plat Book Y at pages 6-9 and having such metes and bounds as appear by reference thereto. Said lot fronts on the Westerly side of Church St. (S. C. #20) a total distance of 92 feet.

This property is conveyed subject to restrictive covenants, if any, and any easements or rights-of-way affecting same.

This is the identical property conveyed to the Grantors by separate deeds of Samuel D. Norris, et al., recorded on September 9, 1976 in Deed Book 1042 at pages 630,631 and 636.

This is that same property conveyed by deed of Allen Long, Randy Long and W. G. Long to Harold A. Bradley and Debra H. Bradley dated November 11, 1976 and recorded November 17, 1976 in Deed Volume 1046 at Page 297 in the RMC office for Greenville County, SC.

which has the address of 7 Church Street, Piedmont, S. C. 29673 (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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