



800-1010-813

Documentary Stamps are figured on the amount financed: \$ 4,284.41

# MORTGAGE

THIS MORTGAGE is made this 11<sup>th</sup> day of May 1983, between the Mortgagor, Charles R. and Janice W. Dimsdale, AKA Janice F. Dimsdale, (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 Five thousand six hundred fifty-four and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 11, 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 July 1, 1987.

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 parcel or lot of land situate, lying and being on the Northeastern side of Park Avenue, near the City of Greenville, County of Greenville, State of South Carolina, in a section known as Piedmont Park, and according to plat by H.W. Dalton, 1950, having the following metes and bounds:

BEGINNING at a stake on the Northeastern side of Park Avenue, which stake is 200 feet northwest from Rutherford Road, running thence along the Northeastern side of Park Ave., N. 58-30 W. 140 feet to a stake; running thence N. 30-30 E. 344.5 feet to a stake; running thence S. 70-40 E. 40 feet to a stake; running thence S. 14-50 W. 369 feet to a stake, point of beginning.

Park Avenue is known now as Parkhurst Drive. The above referenced plat is recorded in the RMC Office for said County and State in Plat Book TT at page 119; (See also Plat Book O page 119 and Plat Book W at page 5).

This is that same property conveyed to Lew O. Few and Fay D. Few by deed dated 1-14-60, recorded in R.M.C. Office in Deed Book 642 at page 343.

Lewie O. Few died Testate, leaving all property unto Fay D. Few, See Probate Court Records for Greenville County.

This is the same property conveyed by deed of Fay D. Few, dated 6-26-75 and recorded 6-26-75 in the RMC Office for Greenville County in Volume 1020, at Page 358. Deeded to Charles R. Dimsdale and Janice W. Dimsdale.

which has the address of 2 Parkhurst Ave, Greenville, South Carolina 29609 (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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