

GREENVILLE  
JUN 13 4 09 PM '83  
DONNIE S. WADLEY  
R.M.C.

# MORTGAGE

BOOK 1611 PAGE 183

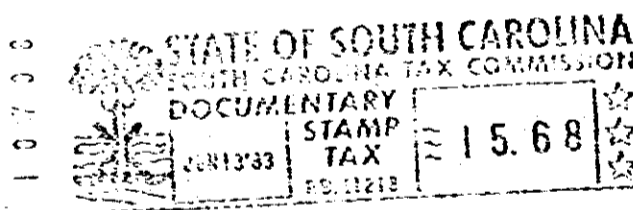
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THIS MORTGAGE is made this 13th day of June 1983, between the Mortgagor, LYLETE W. CRAWFORD (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES 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 Thirty Nine Thousand Two Hundred and No/100 (\$39,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 13, 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, 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 with the buildings and improvements thereon, lying and being on the easterly side of Ashford Avenue, in the City of Greenville, South Carolina, being designated as Lot No. 89 on plat of Vista Hills as recorded in the RMC Office for Greenville County in Plat Book P, at page 149, and having, according to a more recent survey made by C. O. Riddle entitled "Survey for Lylete W. Crawford: dated June 8, 1983, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Ashford Avenue, joint front corner of Lots No. 88 and 89 and running thence along the common line of said lots S. 70-41 E. 164.2 feet to an iron pin; thence along the common rear line of Lots 17 and 89 N. 19-02 E. 75 feet to an iron pin, joint rear corner of Lots No. 89 and 90; thence along the common line of said lots N. 70-41 W. 163.6 feet to an iron pin on the easterly side of Ashford Avenue; thence along said Avenue S. 19-32 W. 75 feet to an iron pin, the point of beginning.



DERIVATION: This is the same property conveyed to the Mortgagor herein by deed of Fannie T. Cannada of even date herewith to be recorded.

which has the address of 106 Ashford Avenue 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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