

FILED
GREENVILLE S.C.

MORTGAGE

BOOK 1611 PAGE 677

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THIS MORTGAGE is made this 13th day of June 1983, between the Mortgagor, Frank K. Bridwell and Mary C. Bridwell (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").

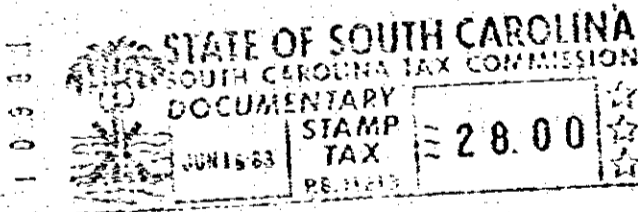
WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTY THOUSAND AND NO/100 (\$70,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 13, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, 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 tract of land, situate, lying and being in the County of Greenville, State of South Carolina, and according to a plat prepared of said survey by W. R. Williams, Jr., Engineer/Surveyor, June 7, 1983, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 9-R, at Page 61, and having the following courses and distances, to-wit:

BEGINNING at a point in or near the center of Stallings Road, joint corner of property now or formerly belonging to Shupe, and running thence with the common line with the said Shupe, S. 17-18 E. 250.1 feet to an old flat iron; thence continuing with the common line with the said Shupe, S. 41-30 E. 326.9 feet to an old iron pin; thence running with the common line with property now or formerly belonging to Foster, S. 41-30 E. 255.0 feet to a new iron pin; thence running with the common line with property now or formerly belonging to Bridwell, S. 88-15 W. 581.5 feet to a spike in or near the center of New Tilth Road; thence running with said road, N. 6-05 E. 643.3 feet to a nail and cap in or near the center of Stallings Road; thence running with said road, N. 45-13 E. 74.8 feet to a point in or near the center of said road, the point of Beginning.

The within property is the identical property conveyed to Frank K. Bridwell and Mary C. Bridwell by deed of Woodrow Bridwell dated July 27, 1972, and which said deed was recorded in the R.M.C. Office for Greenville County, South Carolina on August 1, 1972, in Deed Book 950, at Page 519.



which has the address of Route 5, New Tilth Road, Taylors, South Carolina 29687 (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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