



Documentary Stamps are figured on the amount financed: \$ 13,073.94

MORTGAGE

BOOK 1512 PAGE 444

THIS MORTGAGE is made this 27th day of April 1983 between the Mortgagor, Alma H. Studstill (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Eighteen thousand, five hundred, ninety-seven and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 27, 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 20, 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 lot of land in Butler Township, Greenville County, State of South Carolina, being known and designated as Lot No. 34 on plat of Greenfields Subdivision, recorded in plat book XX page 103 of the RMC Office for Greenville County, and having the following courses and distances, to-wit:

Beginning at an iron pin at the joint front corner of Lots Nos. 34 & 35; thence with the joint line of said lot S. 88-00 E. 246 feet to an iron pin; thence N. 45-24 E. 80 feet to an iron pin; thence N. 68-01 W. 281.2 feet to an iron pin corner of Lot No. 33; thence with the line of said lot N. 30-42 E. 146.8 feet to an iron pin on the north side of the turn-around of Greenfield Drive; thence with the curve of said street S. 46-38 E. 45 feet to the beginning corner.

This is the same lot conveyed to grantor and grantee by H.J. Martin and Joe O. Charping dated Oct. 9, 1972 recorded Oct. 9, 1972 in deed vol. 957 page 314 of the RMC Office for Greenville County, S.C., and is conveyed subject to any restrictions, reservations, zoning ordinances, rights of way or easements that may appear of record, on the recorded plat or on the premises.

Grantee's address: 111 Greenfield Dr., Greenville SC 29615

The grantee herein assumes and agrees to pay that certain mortgage held by Fidelity Federal Savings and Loan Association (now American Federal Savings & Loan Association) in the original amount of \$18,500.00 recorded 10/9/72 in mtg vol 1252 page 501, on which there is a balance due of approximately \$16,163.42.

This is that same property conveyed by deed of H.J. Martin unto Alma H. Studstill, dated October 9, 1972, recorded October 9, 1972, in volume 957 at page 314 of the RMC Office for Greenville County, S.C.

This is ALSO that same property conveyed by deed of William T. Hunter (his undivided one-half interest) to Alma H. Studstill dated May 10, 1982 and recorded in deed volume 1167 at Page 63 in the RMC office for Greenville County, SC

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which has the address of 111 Greenfield Drive, Greenville, S.C. (Street) (City) (herein "Property Address"); (State and Zip Code)

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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".

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Borrower covenants that Borrower is lawfully seized 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.

