



Documentary Stamps are figured on the amount financed: \$ 3,174.22

MORTGAGE

THIS MORTGAGE is made this 5th day of May 1983 between the Mortgagor, Patricia G. Martin (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 Three Thousand Nine Hundred Forty Two Dollars and 72/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 5, 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 June 15, 1986

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:

Patricia G. Martin

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown as all of Lot No. 1 on plat of Belmont Heights, recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book GG at Pages 54-55, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Heard Drive, joint front corner of Lots 1 and 2; thence with the line of Lot 2, N. 18-50 W. 185.6 feet to an iron pin on an unnamed street; thence with the line of said street N. 89-00 E. 151.4 feet to an iron pin at the intersection of said street with Heard Drive; thence along Heard Drive S. 2-06 W. 40.6 feet to an iron pin; thence still with said drive, S. 32-00 W. 162.7 feet to an iron pin at the beginning corner.

Subject to all restrictions, easements, rights-of-way and zoning regulations of record relating to the above premises.

The above described property is the same conveyed to the grantor and grantee herein by Dempsey Real Estate Co., Inc. by deed dated and recorded on July 13, 1973, in the R. M. C. Office for Greenville County in Deed Book 979, Page 65.

This is that same property conveyed by deed of Lawrence P. Martin (his undivided one-half) to Patricia G. Martin, dated 9/11/81, recorded 9/11/81, in volume 1154, at page 921, interest in the R. M. C. Office for Greenville County, SC.

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which has the address of 3 Heard Drive (Street), Greenville (City), South Carolina 29605 (herein "Property Address"); (State and Zip Code)

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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