

FILED
AUG 2 1983
6. 1. S.

1019-146

Documentary Stamps are figured on
the amount financed \$ 15,172.80

MORTGAGE

THIS MORTGAGE is made this 25th day of June 1983 between the Mortgagor, Bruce David Elletson and Jacqueline Elletson (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 Fifteen-Thousand, One Hundred-Seventy-Two and twenty cents (15,172.80) dollars, which indebtedness is evidenced by Borrower's note dated June 25, 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 10, 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 piece, parcel or lot of land in the County of Greenville, State of S.C., situate, lying and being at the southeastern corner of the intersection of Blue Ridge Drive and Belmont Avenue (now known as Assembly Street) and being shown and designated as a part of Lot No. 41 on a plat of Perry Property-Sans Souci recorded in the RMC office for Greenville County in Plat Book 0 at Page 45 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeastern corner of the intersection of Blue Ridge Drive and Assembly Street (formerly Belmont Avenue) and running thence with the southern side of Blue Ridge Drive, N.88-08 E. 75 feet to an iron pin; thence S.05-50 E. 123 feet to an iron pin; thence S.87-45 W. 75 feet to an iron pin on the eastern side of Assembly Street; thence with said Street N.05-50 W. 123 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances easements and rights of way appearing on the property and/or of record.

This is the major portion of the same property conveyed to J.P. Traynham, Jr. by deed from Thomas S. Bruce recorded in the R.M.C Office for Greenville County in Deed Book 839 at Page 401 on March 12, 1968. Joe Pelham Traynham, Jr. died testate on January 6, 1977. For aughority; see the estate file of Joe Pelham Traynham, Jr. in the Greenville County Probate Judge's Office in Apartment 1451 at File 9.

DERIVATION CLAUSE: This is the same property conveyed by deed of Dillard A. Traynham, Exec. to Bruce David and Jacqueline L. Elletson dated 9-22-77, recorded 9-23-77 in volume # 1065 at page 351 in the RMC Office for Greenville County, S. C.

which has the address of 300 Blue Ridge Drive, Greenville, S. C. 29609
(Street) (City)
S . C. 29609 (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 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.

1019-146

1019-146