

Documentary Stamp are figured on the amount of \$ 2,123.00

FILED
AUG 4 1983

MORTGAGE

THIS MORTGAGE is made this 20th day of June 1983 between the Mortgagor, Barbara Faye Cothran (same as Faye Henderson Cothran) (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 Eighteen Thousand, Two Hundred, Fifty Five and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 20, 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, 1993.

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 Greenville County, State of South Carolina, on the southern side of Skyland Avenue, near the City of Greenville, being shown as Lot 60 on revised plat of Sans Souci Heights, recorded in Plat Book 2, Page 52 and according to survey made by J.C. Hill, July 23, 1951, is described as follows:

BEGINNING at a stake on the southern side of Skyland Avenue, 110 feet west from Earnshaw Avenue, at corner of Lot 59, and running thence with the southern side of Skyland Avenue S. 68-40 W., 89 feet to a stake at corner of Lot 61; thence with the line of said lot S. 0-51 W., 101.1 feet to a stake at corner of Lot 63; thence with line of Lots 63, 64 and 65 N. 71-24 E., 149.6 feet to a stake at corner of Lot 59; thence with the land of said Lot N. 33-52 W., 103.5 feet to the beginning corner.

The is the same property inherited by the grantor from Rose V. Henderson, who died intestate in Greenville County on July 22, 1971, as reflected in the Probate Court for Greenville County in Apartment 1191, File 8.

This conveyance is made subject to all easements, restrictions and rights of way, in any, appearing of record affecting this property.

This is that same property conveyed by deed of Maude L. Henderson and Roseanna Henderson Williams to Faye Henderson Cothran, dated 3/29/78, recorded in Volume 1076, at Page 176, in the R.M.C. Office for Greenville County, State of South Carolina.

This is also that same property conveyed by deed of Roseanna Henderson Williams to Faye Henderson Cothran dated March 29, 1978 and recorded March 30, 1978 in Deed Volume 1076 at page 177 in the RMC office for Greenville County, SC.

which has the address of 7 Skyland Ave., Greenville, SC 29609

(Street) (City)
..... (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.

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