



Documentary Stamps are figured on the amount financed: \$ 13,007.24

MORTGAGE

THIS MORTGAGE is made this 27th day of June 1983 between the Mortgagor, Nellie Virginia McCarter Bussey (same as Nellie McCarter Bussey) (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 Twenty Five Thousand-Two Hundred Forty Five and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 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 July 15, 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 piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, known as Lot No. 14 in Block T and known as Riverside Division: facing 50 feet on Palmetto Avenue and 110 feet on William Street: being the same lot of land deeded to Frank G. Wells by the Riverside Land Company and inherited by Meta L. Wells, Frances Wells Smith and Carolyn Wells Harvarth from Frank G. Wells and deeded by them to Nellie H. McCarter by deed dated March , 1945 and recorded in the RMC Office for Greenville County in Deed Book 277 at Page 371, and being the same lot of land deeded from Nellie H. McCarter to Nellie McCarter Bussey, by Deed Dated December 1, 1951 in Deed Book 446 at Page 478 and recorded in the RMC Office for Greenville County, State of South Carolina, December 1, 1951, wherein my Life Estate was reserved that I am now granting away.

This is that same property conveyed by deed of Nellie H. McCarter (A Life Estate) to Nellie McCarter Bussey, dated January 19, 1981 and recorded in Deed Volume 1141 at Page 260 (recorded January 20, 1981) in the RMC Office for Greenville County, SC.

ALSO ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, formerly known as Lot No. 8, but in more recent numbering known as Lot No. 13, this being the number of which it is recorded in the RMC Office, Greenville County in Book "F" page 142, reference to which is hereby craved.

This is that same property conveyed by deed of Mildred Corn Douglas to Nellie Virginia McCarter Bussey, dated August 13, 1980 and recorded August 14, 1980 in Deed Volume 1131 at Page 188 in the RMC office for Greenville County, SC.

which has the address of 306 Palmetto Avenue Greenville SC (State and Zip Code) (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 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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