

**MORTGAGE**

Documentary Stamps <sup>are</sup> figured on **1620** **611**  
the amount financed: \$ **3,611**

THIS MORTGAGE is made this 13 day of July, 1983, between the Mortgagor, Wanda S. Ball (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 six hundred thirty-five and 76/100 Dollars, which indebtedness is evidenced by Borrower's note dated 7-13-83 (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, 1985.

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 certain piece, parcel or lot of land situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 45 as shown on a plat prepared by Dalton & Neves, Engineers, dated June, 1960, entitled "Parkdale", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book RR, Page 55 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Woodridge Drive at the joint front corner of Lots Nos. 44 and 45, and running thence with the line of Lot No. 44 N. 86-38 E., 160 feet to an iron pin in the rear line of Lot No. 31; thence with the rear line of Lots Nos. 30 and 31 S. 3-22E., 90 feet to an iron pin at the joint rear corner of Lots Nos. 45 and 46; thence with the line of Lot No. 46 S. 86-38 W., 160 feet to an iron pin on the eastern side of Woodridge Drive; thence with the eastern side of Woodridge Drive N. 3-22 W., 90 feet to the point of beginning.

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

This is the same property conveyed to the grantor by deed of Wesley M. Rose recorded in the R.M.C. Office for Greenville County on March 5, 1976, in Deed Book 1032, Page 522.

This is that same property conveyed by deed of John D. Tyler to Wanda S. Ball dated July 21, 1977, recorded July 22, 1977 in Volume 1061 at page 18 of the RMC Office for Greenville County, S.C.

which has the address of 15 Woodridge Dr., Greenville, S.C. 29611 (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 valid title, 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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