

Documentary Stamps are figured on the amount financed. \$ 12,125.00

# MORTGAGE

THIS MORTGAGE is made this 27th day of June 1983 between the Mortgagor, Bettie C. Wood (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 Thousand, one hundred and twenty-two and 59/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 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 August 1, 1981.

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, School District 6-E, and being known and designated as Lot No. 8, of Block M, of a subdivision known as West View No. 2, as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book K, at page 28, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeast corner of the intersection of Texas Avenue and Oconee Street, and running thence along the east side of Texas Avenue, N. 22-10 W. 58 feet to an iron pin at the corner of Lot No. 9; thence along the line of said lot No. 9, N. 71-00 E 200 feet to an iron pin; thence along the rear line of Lot. No. 7, S. 22-10 E. 58 feet to an iron pin on the north side of Oconee Street; thence along the line of said Oconee Street, S. 71-00 W. 200 feet to the beginning corner.

This conveyance is made subject to any and all existing restrictions, rights-of-way, easements or other matters of public record, if any, which affect the subject property.

This being the same property conveyed to the Grantor herein by deed from Wallace H. Cely, Charles H. Cely and James V. Cely, dated June 18, 1947, recorded June 24, 1947, in the RMC Office for Greenville County, in Deed Book 311 at page 122.

This is the same property conveyed by deed of Richard W. Houck unto Bettie C. Wood, dated September 30, 1977, recorded October 4, 1977 in volume 1066 at page 152 of the RMC Office for Greenville County, Greenville, South Carolina. (One-half interest)

Continued...

which has the address of 15 South Texas Avenue Greenville, South Carolina (Street) (City) 29611 (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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1328 W.S.