

Documentary Stamps are figured on
the amount financed \$ 28,300.00

MORTGAGE

1021-833

~~THIS~~ MORTGAGE is made this 21 day of July 1983 between the Mortgagor, Martha Jane Bagwell (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-eight thousand nine hundred sixty-three & 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 21, 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, 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 certain piece, parcel or lot of land lying, being and situate in the County and State aforesaid, Fairview Township, just outside the corporate limits of the Town of Fountain Inn on the South side of Extension of N. Main Street, U. S. Highway No. 276 as now located, with the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of the right of way of U. S. No. 276, Extension of N. Main Street, joint front corner with Lot No. 5, as shown on a plat made by C. O. Riddle, Surveyor, October 29, 1953, designated as Map No. 1 Vaughn Heights property of J. C. Vaughn, running thence with the joint line of said Lot No. 5 S. 14-04 W., 152.2 feet to an iron pin, back joint corner with said Lot No. 5 on line of lot No. 14; thence along joint back line of Lot No. 14 N. 76-32 W., 84.83 feet to an iron pin on back line of Lot No. 13, joint back corner with Lot No. 7; thence with the joint line of said Lot No. 7 N. 12-15 E., 150 feet to an iron pin in the southern edge of right of way of U. S. No. 276, extension of N. Main Street; thence with the southern edge of said right of way S. 76-32 E., 90 feet to an iron pin, the point of beginning, and bounded by Lots No.s 5, 7, 13 and 14 as shown on said plat. The within premises being conveyed being known and designated on said Plat as Lot No. 6.

This is the same property conveyed by deed of Clyde T. Bagwell to Martha Jane Bagwell by deed dated June 21, 1983 and recorded June 23, 1983 in Deed Volume 1191 at Page 33 in the R. M. C. Office for Greenville County, South Carolina.

which has the address of North Main Street Fountain Inn, SC 29644 (Street) (City) (State and Zip Code)

SC 29644 (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 herein conveyed and has the right to mortgage, grant and convey the Property, that the Property is not encumbered, and that Borrower will warrant and defend generally to the Property against all claims and demands, subject to any and all mortgages, liens, claims or restrictions listed in a schedule of exceptions to coverage, in any title insurance policy issued by Lender covering the Property.