

1822-537

Documentary Stamps are figured on the amount financed \$ 25,500.00

MORTGAGE

FILED
AUG 24 1983
REC'D

THIS MORTGAGE is made this 20th day of July 1983 between the Mortgagor, Frank D. Harvell and Carolyn H. Harvell (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 Forty-eight Thousand Four Hundred Eighteen and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 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 August 20, 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 western side of New Haven Drive, being shown as Lot No. 94 on plat of Merrifield Park, Section II, recorded in Plat Book W/W at pages 50 and 51 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of New Haven Drive at the joint front corner of Lots 93 and 94 and running thence with the line of said lots N 43-41 W. 164.65 feet to an iron pin; thence S 45-34 W 120 feet to an iron pin at the joint rear corner of Lots 94 and 95; thence with the line of said Lots, S 45-28 E 164.9 feet to an iron pin on the western side of New Haven Drive; thence with the western side of New Haven Drive, N 45-32 E 115 feet to the point of beginning.

As a part of the consideration herewith grantees agree to assume that certain mortgage in the original amount of \$25,500.00 in favor of Fidelity Federal Savings and Loan Association recorded in Mortgage Book 1143 at page 648.

Said property is subject to all easements, restrictions and rights of way of record affecting said property.

This is that same property conveyed by deed of McCall Construction Co., Inc. to Franklin D. Harvell and Carolyn H. Harvell, dated December 20, 1969 and re-recorded December 22, 1969, in volume 881 at page 404 of the RMC Office for Greenville County, SC.

which has the address of 5 New Haven Drive, Greenville, SC 29615 (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 for 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 Property, 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 suits subject to a valid lien in favor of a creditor of Borrower as a schedule of exceptions to a deed of title insurance policy covering the Property.

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