

FILED

GREENVILLE

SEP 9 12 50 PM '83

MORTGAGE

BOOK 1624 PAGE 897

DONNA R. ...

THIS MORTGAGE is made this 9th day of September 1983, between the Mortgagor, Velma H. Sewell (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 One Hundred Sixty-Four and 78/100 (\$3,164.78) Dollars, which indebtedness is evidenced by Borrower's note dated September 9, 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 September 1, 1987

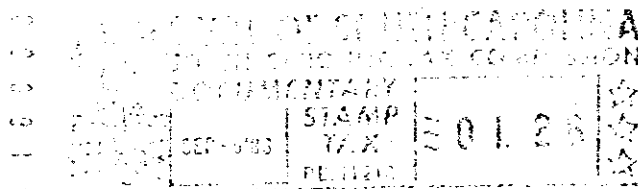
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with the buildings and improvements thereon, in Greenville Township, said County and State, being shown and designated as the major portion of Lot No. 51 on plat of property of J. R. West, recorded in the R.M.C. Office for said County in Plat Book D at pages 312 and 317, and according to said plat having the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Fourth Avenue North, joint corner of Lots Nos. 51 and 52, and running thence along joint line of said lots S. 73-25 W. 92.8 feet to an iron pin; thence along the new rear line of Lot No. 51, N. 13-18 W. 65 feet to iron pin in the new rear line of Lot No. 51; thence along joint line of said lots N. 73-25 E. 93.2 feet to an iron pin in the line of Fourth Avenue North; thence along western side of said Fourth Avenue North S. 12-42 E. 65 feet to point of beginning.

The said Fourth Avenue North is now known as Springside Avenue.

DER. SEE DEED FROM THOMAS M. GILSTRAP TO MORTGAGOR DATED 9/9/83 TO BE RECORDED HEREWITH.



which has the address of 25 Springside Avenue Greenville (Street) (City) S. C. 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 seised 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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