

Documentary Stamps are figured on  
the amount financed: \$24,881.03

# MORTGAGE

BOOK 1625 PAGE 582

THIS MORTGAGE is made this 12th day of August 1983, between the Mortgagor, Miriam Poole Nicholson formally known as Miriam Poole Jones, <sup>EW 772</sup> (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-five thousand, three hundred, thirty-seven and 32/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 12, 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 October 5, 1992.

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 with the improvements thereon situate in the City of Greenville on the east side of Pine Forest Drive in Greenville County, South Carolina:

Beginning at an iron pin on the east side of Pine Forest Drive, which pin is 100 feet south of the southeast corner of Cleveland Street and Pine Forest Drive, and running thence S. 87-00 E. 197.5 feet to an iron pin; thence S. 3-38 W. 95.6 feet to an iron pin; thence N. 87-00 W. 197.5 feet to an iron pin on Pine Forest Drive; thence N. 3-38 W. 95.6 feet to the point of beginning.

ALSO: A lot of land at the corner of Pine Forest Drive and Cleveland Street adjoining the above-described lot, this lot fronting 100 feet on Pine Forest Drive, 202.7 feet on Cleveland Street, having a rear width of 51.4 feet and a side line common with the above described lot of 197.5 feet.

This conveyance is made subject to all restrictions and easements, if any, appearing of record.

This is the same property conveyed to the grantor herein by deed of Florine B. Norris recorded in the RMC Office for Greenville County, South Carolina in Deed Book 803, Page 290, on August 3, 1966.

This is the same property conveyed by Deed of William A. Jones, Jr., dated August 10, 1978, recorded August 14, 1978 in volume 1085 at page 193 of the RMC Office of Greenville County, South Carolina. Deeded to Miriam Poole Jones.

which has the address of 3 Pineforest Drive, Greenville, South Carolina 29601 (herein "Property Address");

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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