

FILED  
SEP 29 1983  
Edna S. Tankersley

BOOK 1528 PAGE 33  
Documentary Stamps are figured on  
the amount financed: \$ 3703.88.

# MORTGAGE

THIS MORTGAGE is made this 11th day of August 1983 between the Mortgagor, Robert Edwards and Katie Edwards (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 Five Thousand-Three Hundred-Two and 80 cents (5,302.80) Dollars, which indebtedness is evidenced by Borrower's note dated August 11, 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 Sept. 1, 1988.

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, situate, lying and being on the southwestern side of Brookside Avenue, being known as part of Lot No. 2 on plat of Hillside Heights recorded in the RMC Office for Greenville County South Carolina, in plat book F, at page 100, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the southwestern side of Brookside Avenue, (sometimes known as Circle Street), at the joint front corner of Lots Nos. 2 and 3; thence running along Brookside Ave., N. 44-10 E. 55 feet to an iron pin thence S. 55-30 W. 159 feet to an iron pin; thence S. 27-42 E. 55 feet to an iron pin; thence N. 55-16 E. 175.2 feet to an iron pin on Brookside Avenue, the point of beginning,

This conveyance is made subject to such easements, rights-of-way and restrictions of record or as appear on the premises.

This is the same property conveyed by deed of Gladys Perkins, (now Gladys Perkins West), dated 3/27/73 in the R. M. C. Office for Greenville County S. C. volume 971, at page 291.

which has the address of 12 Brookside Avenue Greenville South Carolina 29607 (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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