



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 8,011.33.

BOOK 1628 PAGE 49

THIS MORTGAGE is made this 27th day of July 1983 between the Mortgagor, Ronald Wayne Lawson (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 Eleven Thousand Two Hundred Six and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 27, 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 15, 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 piece, parcel or lot of land together with buildings and improvements, situate, lying and being on the Western side of Citadel Street in Gantt Township, Greenville, County, South Carolina, being shown and designated as Lot No. 11 on a plat of a Revision of a Portion of Kenmore Terrace made by Campbell & Clarkson Surveyors, Inc., dated June 24, 1971, recorded in the RMC office for Greenville County, S.C. in Plat Bood 4N, page 21, reference to which is hereby craved for the metes and bounds thereof.

THIS property is conveyed subject to Restrictive Covenants, if any, and easements or rights-of way affecting same.

THIS is the identical property conveyed to the Grantor by deed of James Eugene Trammell, Jr., recorded on August 22, 1975 in Deed Book 1023 at page 43, in the RMC Office for Greenville County.

The Grantee herein assumes and agrees to pay that certain mortgage held by Cameron-Brown Company, dated January 28, 1972 in the original amount of \$17,750.00, recorded in Mortgage Book 1220 at page 527 and having a current balance of \$16,116.76. The grantee further covenats and assumes all the terms and obligations set forth both in said mortgage and in the grantor's promissory note executed and delivered to Cameron Brown Co. of even date with said mortgage.

THIS is the same property conveyed by Deed of Phyllis W. Trammell unto Ronald Wayne Lawson, dated November 24, 1976, recorded May 22, 1979, in the RMC Office for Greenville County, South Carolina, Volume 1103 page 55.

which has the address of 11 Citadel Street Greenville, South Carolina 29611 (Street) (City) (State and Zip Code) (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.

