

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 16,633.04

THIS MORTGAGE is made this 9th day of August, 1983, between the Mortgagor, Betty T. Parker (same as Betty Tarrant Parker) (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 Sixteen Thousand Two Hundred Twenty Four and 69/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 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 9-1-90

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 in the County of Greenville, State of South Carolina, situate, lying and being on the eastern side of Crosscreek Lane and being known and designated as Lot No. 55 on a plat of Mountainbrooke Subdivision recorded in the RMC Office for Greenville County in Plat Book 4-F at Page 47, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Crosscreek Lane, joint front corner of Lots 55 and 56 and running thence with the common line of said lots, N. 82-59 E. 185 feet to an iron pin; thence with the rear line of Lot 55, S. 14-14 W. 96.57 feet to an iron pin; thence with the common line of Lots 54 and 55, S. 82-59 W. 150 feet to an iron pin on the eastern side of Crosscreek Lane, thence with said Lane, N. 07-01 W. 90 feet to the point of beginning.

This is that same property conveyed by deed of James W. Woods and Kay F. Woods unto Betty Tarrant Parker dated October 30, 1981 and recorded October 30, 1981 in Deed Volume 1157 at Page 587 in the RMC Office for Greenville County, SC.

which has the address of 55 Crosscreek Lane Greenville, SC 29615 (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.

1028-284

1028-284