



BOOK 1329 PAGE 700  
Documentary Stamps are figured on  
the amount financed. \$ 11,842.14

# MORTGAGE

THIS MORTGAGE is made this 23rd day of August 1983, between the Mortgagor, Katherineen C. Ferguson (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 five hundred eighty four & 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 23, 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 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 those certain pieces, parcels or lots of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 23 and the western one-half of Lot 22 of a subdivision known as Greenbrier according to a plat thereof prepared by Charles F. Webb, R.L.S., September 1957 and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the northern side of Greenbrier Drive, joint front corner of Lots 24 and 23 and running thence with the joint line of said Lots S 35-30 W 308 feet to an iron pin in the line of Lot 55; thence with the rear line of Lots 55 and 54 N 69-40 E 103.6 feet to an iron pin at the joint rear corner of Lots 23 and 22; thence, continuing with the rear line of Lot 54 N 69-40 E 51.8 feet to a point in the rear line of Lot 54 at the corner of property now or formerly of Osbourne T. Tutterow and running thence along the line of property Now or formerly of Osbourne T. Tutterow S 35-30 E 267.3 feet to a point on the northern side of Greenbrier Drive in the front line of Lot 22; running thence with the northern side of Greenbrier Drive S 54-30 W 150 feet to the point of beginning.

Being the same property conveyed to the grantors herein by deed of William J. Rhodarmer and Wilhelmina Rhodarmer recorded in the RMC Office for Greenville County in Deed Book 780, Page 480.

As a part of the consideration for the within conveyance, the grantee herein assumes and agrees to pay the balance due on that certain mortgage in favor of C. Douglas Wilson & Co. in the original amount of \$15,800.00 recorded in the RMC Office for Greenville County on August 23, 1965 in Mortgage Book 1005, Page 157, on which there remains due a present principal balance of \$14,606.32.

Derivation: This is the same property conveyed by deed of Curtis Theophilus Ferguson and Wilna M. Ferguson unto Katherineen Ferguson, dated August 4, 1970, recorded August 6, 1970 in Volume 895 at page 502 of the RMC Office for Greenville County, Greenville, S. C.

which has the address of 110 Greenbrier Drive Simpsonville  
[Street] [City]  
South Carolina 29681 (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.

