



BOOK 1631 PAGE 797
Documentary Stamp are figured on
the amount financed: \$ 4,555.84

MORTGAGE

THIS MORTGAGE is made this 4th day of October 1983 between the Mortgagor, Betty Jo Callahan (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, nine hundred, sixty-six and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 4, 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, 1987.

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 near Berea being known as COLLEGE PARK the same being shown on a plat prepared by Piedmont Engineering Service, June 1959, recorded in Plat Book QQ, Page 101, more particularly described on said plat as Lot No. 33, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Colgate Avenue, joint corner of Lots Nos. 34 and 33; thence along the line of Lot No. 34, N. 29-0 E. 262.6 feet to the joint rear corner of Lots Nos. 34 and 33; thence along the rear line of lots 13 and 12, S. 35-48 E. 244.3 feet to the northwestern side of Duncan Road; thence along the northwestern side of Duncan Road, S. 46-26 W. 65.9 feet to the intersection of Duncan Road and Colgate Avenue; thence along the northwestern side of Colgate Avenue, S. 71-21 W. 45.4 feet; thence N. 83-45 W. 132.8 feet; thence N. 73-17 W. 50 feet to the point of beginning.

This is that same property conveyed by deed of W. H. Hamby and Joe Hawkins to James T. Callahan and Betty Jo Callahan, dated and recorded August 6, 1964, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 754, at Page 509.

This is also that same property conveyed by deed of James T. Callahan to Betty Jo Callahan (his 1/2 interest), dated October 23, 1980, recorded October 24, 1980, in Deed Book 1136, at Page 102, in the R.M.C. Office for Greenville County, South Carolina.

which has the address of Rt. 3, Colgate Ave, Greenville, SC 29611 (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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