



MORTGAGE

Documentary Stamp are figured on the amount financed. \$ 13,261.93

BOOK 1632 PAGE 445

THIS MORTGAGE is made this 2nd day of September 19 83, between the Mortgagor, Dorothy H. Langley (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of twenty five thousand five hundred ninety eight and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated Sept. 2, 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 Nov. 15, 1993

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 pieces, parcels or lots of land situated, lying and being near the City of Greenville, in the County of Greenville, on the Southeastern side of E. Dorchester Boulevard and known and designated as Lot No. 64 and one-half of Lot No. 63 on a plat of property of Belle Meade, plat of which is recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book EE at Pages 116 and 117, and according to said plat, having the following metes and bounds, to-wit: BEGINNING at an iron pin on the Southeastern side of E. Dorchester Boulevard, at the joint front corner of Lots Nos. 64 and 65 and running thence along E. Dorchester Boulevard N. 30-45 E. 60 feet to an iron pin, joint front corner of Lots 63 and 64; thence continuing along said boulevard N. 22-18 E. 30 feet to an iron pin in the center of the front lot line of Lot No. 63; running thence through Lot No. 63, S. 63-14 E. 180.6 feet to an iron pin in the rear lot line of Lot. No. 63; running thence S. 43-06 W. 137 feet to an iron pin joint rear corner of Lots Nos. 64 and 65; running thence along the joint lines of said last mentioned lots N. 46-54 W. 150 feet to an iron pin, point of beginning.

The above described property is the same conveyed to the grantors by Harold Francis Taylor and Anna H. Taylor and recorded in the RMC Office for Greenville County in Deeds Volume 600, Page 240. As a part of the consideration hereof, the grantees agree to assume and pay, according to its terms, that certain note and mortgage givento General Mortgage Co.; said mortgage is recorded in Mortgages Volume 683, page 11. Grantees to pay 1959 taxes.

* W1681-13 Samuel A. Langley died testate 11-8-81 devised all property to wife fee simple-Lettes of Testimony granted to Dorothy Jan Langley 11-24-81. All bills paid. No claims for any of debtors listed. Letters of dismissory granted June 9, 1982.

This is that same property conveyed by deed of Walter S. Kurylo and Lois Kurylo to Samuel A. Langley and Dorothy H. Langley, dated Nov. 20, 1959, recorded Nov. 20, 1959, in volume 639 at page 192 of the RMC Office for Greenville County, SC

which has the address of 305 E. Dorchester Blvd., Greenville, SC 29605 (Street) (City) (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.

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