

FILED
NOV 25 1983
W. S. [unclear]

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MORTGAGE

Secondary Stamps are figured on
the amount financed. \$14,584.

THIS MORTGAGE is made this 2nd day of November 1983 between the Mortgagor, Mary Jean Busha (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 Nineteen Thousand Three Hundred Ninety and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 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 November 20, 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 that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the southeastern side of Bennett Street being known and designated as Lot No. T-17 on a plat entitled Property of C.H. Talley made by Dalton and Neves, January, 1964, and recorded in the RMC Office for Greenville County in Plat Book H at Page 116 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Bennett Street at the joint front corner of Lots T-17 and T-18 and running thence with the common line of said Lots S. 70-30 E. 150 feet to an iron pin at the joint rear corner of said Lots; thence S. 19-30 W. 52 feet to an iron pin at the joint rear corner of Lots T-16 and T-17; thence with the common line of said Lots N. 70-30 W. 150 feet to an iron pin on Bennett Street; thence with Bennett Street N. 19-30 E. 52 feet to the point of beginning.

This is that same property conveyed by deed of Wade L. Moore unto Billy R. Busha and Mary Jean T. Busha dated June 23, 1971 and recorded June 24, 1971 in Deed Volume 918 at page 584 in the RMC Office for Greenville County, SC.

This is also that same property conveyed by deed of Billy R. Busha (his undivided one-half interest) unto Mary Jean T. Busha dated July 14, 1976 and recorded July 15, 1976 in Deed Volume 1039 at Page 622 in the RMC Office for Greenville County, SC.

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which has the address of 602 Bennett Street, Greenville, SC 29609 (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 seized 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.

001-10-0046734

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