

MORTGAGE

Documentary Stamp Tax figured on the amount of \$ 3719.43

RECORDED  
DEC 1 1983  
S. Tinkerley

THIS MORTGAGE is made this Twenty Fifth day of October 1983 between the Mortgagor, Annie B. Sewell (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 Four Thousand Five Hundred Ninety Two Dollars and 16/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 25, 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 24, 1986

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 certain piece, parcel or lot of land on the South side of Ninth Street, in Section #5 of Judson Mills Village in the County of Greenville, State of South Carolina, being known and designated as Lot No. 27 as shown on a plat of Section #5 of Judson Mills Village, made by Dalton & Neves, Engineers, in February 1940, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book K, pages 33 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin at the Southwest corner of the intersection of Ninth Street and Neubert Avenue and running thence with the South side of Ninth Street, S. 88-23 W. 72 feet to an iron pin on said street at corner of Lot No. 26; thence with the line of Lot No. 26, S. 1-55 E. 90.3 ft, to an iron pin; thence with the rear line of Lot No. 36, N. 88-09 E. 72 feet to an iron pin on the West side of Neubert Avenue; thence with the West side of Neubert Avenue N. 1-55 W. 90.1 feet to the beginning corner, and being the same property conveyed to William C. Sewell by Judson Mills by deed dated April 1, 1940 and recorded in the R.M.C. Office for Greenville County in Deed Volume 221 page 19.

The grantors and the grantee herein are the sole heirs at law of the said William C. Sewell who departed the life Intestate on December 12, 1953.

This is that same property conveyed by deed of Joe W. Sewell and Doris Sewell Smith to Annie B. Sewell dated January 9, 1954, recorded January 14, 1954 in volume 492 at page 173 of the R.M.C. Office for Greenville County, South Carolina.

which has the address of 16 9th St., Judson, Greenville, South Carolina, 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 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.

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