



Documentary Stamps are figured on the amount financed: \$ 3606.74

MORTGAGE

VOL 1642 PAGE 355

THIS MORTGAGE is made this 26th day of October 1983 between the Mortgagor, Melvin L. and Patricia C. Culbertson and Melvin S. Culbertson (same as Patricia A. Culbertson) (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, four hundred, twenty seven dollars and 28/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 26, 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 1, 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 parcel or lot of land in the City of Greer, Chick Springs Township of Greenville County, South Carolina, lying on the East side of a street which leads from the Old National Highway, now known as Oakland Avenue, being shown as Lot No. 2-B on a plat made for the B.S. Sherman Estate by H.S. Brockman, Registered Surveyor, dated September 25, 1942, and subsequently amended, having the following courses and distances:

BEGINNING on an iron pin at the Northeastern corner of the lot and on line of property now or formerly of Pauline Fuller Estate, and runs thence along the line of that property S 17-48 W. 93.2 feet to an iron pin, corner of Lot No. 2-A on amended plat; thence with that new line, N. 72-12 W. 68.6 feet to a nail in the center of the street; thence along the center of the street, N. 17-48 E. 93.2 feet to a nail (iron pin on East bank of street at 12.5 feet from true corner), corner of Lot No. 2-C; thence with that line, S. 72-12 E. 68.6 feet to the beginning.

This property is subject to all easements and rights-of-way of record or as appear on the plat or the premises.

DERIVATION: See Deed from Letha Sherman to Melvin L. Culbertson and Margaret L. Culbertson dated May 23, 1966 and recorded in Deed Book 798, Page 649, and see Estate of Margaret L. Culbertson.

This is that same property conveyed by deed of Leatha Sherman to Melvin L. and Margaret L. Culbertson, dated 5-23-66, recorded 5-24-66, in volume 798 at page 649 of the RMC Office for Greenville County, SC.

This is also that same property conveyed by deed of W. Wardlaw Smith & Elizabeth M. Smith their interest to Melvin L. Culbertson and Margaret L. Culbertson dated June 28, 1966 and recorded July 7, 1966 in Deed Volume 801 at page 453 in the RMC Office for Greenville County, SC.

This property being further subject to Probate file #1, Apartment # 1081 being the last will and testament of Margaret L. Culbertson under which this property was devised to Melvin L. Culbertson, (died August 17, 1967).

This is also that same property conveyed by deed of Melvin L. Culbertson and undivided one-third interest each to Melvin Scott Culbertson and Patricia A. Culbertson dated March 4,

which has the address of 102 Sherman St. Greer, S. C. 29651 (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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