



Documentary charges are figured on the amount financed: \$ 5,365.73

MORTGAGE

VOL 1642 PAGE 439

THIS MORTGAGE is made this 16th day of November 1983 between the Mortgagor, Betty W. Golden and Albert Washington (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 Seven thousand, sixty five dollars and 12/100***** Dollars, which indebtedness is evidenced by Borrower's note dated November 16, 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 December 1, 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:

Albert Washington and Mildred Washington all that parcel of land beginning at a stake on the south side of Taylor Street, at Taylors, S.C. Chick Spring Township, and running with said street S 779 45' W. 90 feet to a stake, thence S 12° 15' E. 216.8 feet to Marrow Bone Creek, thence N. 65° 55' E. 92.6 feet to a stake, thence N 12° 15' W. 195 feet to the beginning corner; Being Lot No. 57 on a plat prepared August 1947 for Mrs. Sara E. Adams by the Piedmont Engineering Service, Greenville S.C., recorded in Greenville County R.M.C. Plat Book S, page 19.

This is that same property conveyed by deed of Estate Mildred Washington to Albert L. Washington and Betty Golden, dated March 1, 1950, recorded Feb. 10, 1951, in Apt. 1703 File 25 of the R.M.C. Office for Greenville County, S.C.

which has the address of 12 Taylors Street Taylors, S.C. 29687 (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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