

MORTGAGE

Documentary Stamps are figured on the amount financed: \$10,058.04.

THIS MORTGAGE is made this 1st day of December 19 83, between the Mortgagor, Betty Ann Green (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 five hundred four & 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated (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, 1994;

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:

~~XXXXXX & Green, Not Wives and XXXXX County,~~ S.C.

ALL of that lot of land with the buildings and improvements thereon on the southeastern side of Devonshire Road and on the northwestern side of Woodridge Circle, near the Town of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot. No. 48 as shown on plat of Windsor Park prepared by R. K. Campbell, dated March 29, 1961, and recorded in the RMC Office for Greenville County in Plat Book RR at Page 25, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at iron pin on the southeastern side of Devonshire Road at the joint corner of Lots Nos. 47 and 48, and running thence with the line of Lot No. 47, s. 71-0 E. 155 Feet to an iron pin on the northwestern side of Woodridge Circle; thence with the northwestern side of Woodridge Circle, s. 19-0 W. 110 Feet to an iron pin at joint corner of Lots No. 48 and 49; thence with the line of Lot No. 49, N. 71-0 W. 155 feet to an iron pin on the Southeastern side of Devonshire Road; thence with the southeastern side of Devonshire Road, N. 19-0 E. to the point of beginning.

These being all the heirs at law of Malvin Green, who died intestate in September, 1977, who acquired said property from Bates & Cannon, Inc., by deed dated June 26, 1969, recorded in Book 870 at Page 616 on June 27, 1969. Lillian C. Green is the wife of Malvin Green.

This is the same property conveyed to Betty Ann Green as shown by appointment #1726 file #3 Greenville County, Greenville, South Carolina.

which has the address of Rt 6, Woodridge Circle Greenville, S.C. 20607 (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.

RECORDED

2028-11-2