



# MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 7,257.51

THIS MORTGAGE is made this... 20th ... day of ... October ... 19. 83, between the Mortgagor, ... Evertt Covington ... (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 ... Ten Thousand Four Hundred ... Fourty Five dollars and 40/100 ... Dollars, which indebtedness is evidenced by Borrower's note dated ... October 20th, 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 15, 1988 ...

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 situate, lying and being in Greenville County, State of South Carolina, being shown more fully as Lot No. 39 of Section C, as shown on a plat entitled "A Subdivision for Woodside Mills, Greenville, S. C." prepared by Pickell & Pickell, Engineers, Greenville, S.C. January 14, 1950 which plat is recorded in the RMC Office for Greenville County, S. C. in Plat Book W at pages 111-117, inclusive. According to said plat Lot No. 39 has a frontage along East Seventh Street of 66 feet.

This is the same property conveyed by deed of T. W. Stokes to Evertt Covington and Frances Irene Covington dated May 24, 1974 and recorded May 29, 1974 in Volume 1060 at Page 59 in the RMC Office for Greenville County, SC.

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which has the address of ... 50 E. Seventh Street ... Woodside, ... Greenville ... SC ... 29611 ... (herein "Property Address");

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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".

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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.

