



MORTGAGE

BOOK 1574 PAGE 379

THIS MORTGAGE is made this 7 day of June 1982 between the Mortgagor, William O. Powell, Jr. and Catherine A. Powell (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven Thousand, Two Dollars and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 7, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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:

ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, being shown and designated as Lot Number 25 of the Buxton Subdivision, as recorded on plat in Plat Book 4-N at Pages 2, 3 and 4 of the RMC Office for Greenville County.

This is the same property conveyed to the Grantors by deed of W.N. Leslie, Inc. recorded January 27, 1977 in Deed Book 1050 at Page 157 of the RMC Office for Greenville County.

This property is conveyed subject to all easements, restrictions, zoning ordinances and rights-of-way of record, or on the ground, which may effect said property.

This is the same property conveyed by deed of William L. Shealy and Shirley Annette Shealy, dated 9-27-77 and recorded 9-28-77 in the RMC Office for Greenville County in Volume 1065, at Page 722.

which has the address of 102 Bexhill Ct., Greenville, S.C. 29609 (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.

Vertical stamp: 0378

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