



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 11,007.04

THIS MORTGAGE is made this 23rd day of November 1983, between the Mortgagor, Shelvy M. Evans (same as Shelvy Jean Page same as Shelvy M. All ) (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 Sixteen thousand, five hundred eighty nine dollars and 52/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 23, 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 5, 1990

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: Shelvy M. All, her heirs and assigns, my one-half undivided interest in and to the following described property:

ALL that piece, parcel, or lot of land situate, lying and being in the County of Greenville, State of South Carolina, at the northwestern corner of the intersection of Lee Circle and Mitchell Drive, and being known and designated as Lot No. 25 on Plat of Maple Heights recorded in the R.M.C. Office for Greenville County in Plat Book MM, at Page 31. Said lot fronts 95.4 feet on the northeastern side of Mitchell Drive and runs back to a depth of 190.2 feet on the northwestern side and to a depth of 190 feet along Lee Circle and is 89.2 feet across the rear.

This is the property conveyed to the grantor and the grantee by Frank P. McGowan, Jr., as Master by deed dated August 28, 1975 and recorded in the R.M.C. Office for Greenville County in Vol. 1023, Page 362.

This is that same property conveyed by deed of Frank P. McGowan to Shelvy M. and Raymond A. All, Jr., dated 8-28-75, recorded 8-28-75, in volume 1023 at page 362 of the R.M.C. Office for Greenville County, S.C.

This is also that same property conveyed by deed of Raymond A. All, Jr. his undivided one half interest to Shelvy M. All dated February 14, 1977 and recorded February 15, 1977 in Deed Volume 1051 at page 15 in the RMC Office for Greenville SC.

which has the address of 101 Lee Circle Greer S.C. 29651 (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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