

GREENVILLE S.C.  
APR 15 2 01 PM '82  
DONNIE WALKERSLEY  
R.M.C.

BOOK 1567 PAGE 970

# MORTGAGE

BOOK 82 PAGE 1000

THIS MORTGAGE is made this 14th day of April 1982, between the Mortgagor, Julian N. Swaringen and Joyce F. Swaringen (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 Twenty-two Thousand Seven Hundred and no/100 (\$22,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 14, 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 April 1, 2007

To commence running along the east side of Riverwood Circle North 29-05 West 120.0 feet to the point of BEGINNING.

This property is subject to any and all easements and/or rights of way for roads, utilities, drainage, etc. as appear of record and/or on the premises and to any and all restrictions, covenants, or zoning ordinances affecting such property as appear of record and specifically to those certain restrictive covenants recorded in Deed Book 943, at Page 303 in the R.M.C Office of Greenville County, South Carolina.

The above described property is the same conveyed to Mortgagors herein by deed from Timothy H. Welch and Nancy R. Welchof this date and being recorded simultaneously herewith in Deed Book 1165 at Page 372 in the R.M.C. Office of Greenville County, South Carolina.

which has the address Lot 155, Berea Forest, 14 Riverwood Circle, Greenville, South Carolina (herein "Property Address");  
(State and Zip Code)

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 seized 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.

SOUTH CAROLINA - 1 to 4 (a-2) - 6/75 - F.M.A. FORM UNIFORM INSTRUMENT  
(P.12.3.8)

123 535  
2.20CI  
1 AP1582 1234  
5.00CI

STATE OF SOUTH CAROLINA  
DEPARTMENT OF REVENUE  
RECORDS AND DEEDS DIVISION  
RECORDING STAMP  
SEP 23 1983  
GREENVILLE  
FILED



4326-113