



BOOK 1585 PAGE 528
Documentary Stamps are figured on
the amount financed \$5058.04

MORTGAGE

THIS MORTGAGE is made this 14th day of October 19. 82, between the Mortgagor, Barbara J. Herring and Deborah L. Herring (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 seven thousand, five hundred, eighty-four and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 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 November 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 piece, parcel or lot of land in Chick Springs township, Greenville County, S.C. and being designated as lot number 19, on plat of Cole Acres property of W. E. McCain, by Madison H. Woodward, R.E., recorded September 6, 1946 in Plat Book "P" at Page 73 in teh RMC Office for Greenville County, S.C. and being more particularly described as follows:

BEGINNING at an iron pin on the S/S of Butler Avenue, at the joint front corner of lot number 18 and 19; thence along the S/S of Butler Avenue, S. 78-00 E. 118.2 feet to an iron pin; thence S. 30-00 W. 209.8 feet to an iron pin; thence along the line of lot number 20, N. 78-00 W. 49.4 feet to an iron pin, the joint rear corner of lots numbers 18 and 19; thence along the line of lot number 18, N. 10-46 E. 200.4 feet to the beginning corner, and being all of lot number 19, according to said plat.

This is that same property conveyed by deed of Jeanette D. Ferguson and Horace M. Ferguson to Barbara J. Herring and Deborah L. Herring, dated 10/13/76, recorded 10/14/76, in Deed Volume 1044, at Page 623, in the R.M.C. Office for Greenville County, SC.

which has the address of 204 Sunnydale Dr., Greenville (Street) (City) SC 29609 (State and Zip Code) (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 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 stated in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

6610
GCTO
3 NO 982
072
TIM
1-004-0000

050

4328 RV-2