



MORTGAGE

BOOK 1596 PAGE 461

THIS MORTGAGE is made this 3rd day of February 1983 between the Mortgagor, Charles B. Garren and Edna B. Garren (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 Thirty Seven Thousand Five and 07/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 3, 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 June 20, 1983

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 County of Greenville State of South Carolina, being shown and designated as Lot No. 41 on plat of Northwood, Section 1, recorded in the RMC Office for Greenville County, SC, in Plat Book "7 X", at page 98.

The within conveyance is subject to restrictions, utility easements, rights of way, zoning regulations and other matters as may appear of record, on the recorded plats, or on the premises.

The within is a portion of that property heretofore conveyed to the grantor by deed of Cora E. Howell, Fannie H. Howell, and David V. Howell, dated 2 December, 1980, recorded 2 December, 1980, RMC office for Greenville County, SC., in Deed Book 1138, at Page 217.

This is that same property conveyed by Deed of Balentine Brothers Builders, Inc. to Charles B. Garren and Edna R. Garren dated December 22, 1982 and recorded December 23, 1982 in Deed Volume 1179 at page 422 in the RMC Office for Greenville County, SC.

which has the address of Lot #41, Singletree Court, Northwood Subd., Taylors, SC (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.

SOUTH CAROLINA -- 1 to 4 Family 6 75 - FNMA/FHLMC UNIFORM INSTRUMENT # 01-052105-56 \$ 35,095.04

Documentary Stamps are figured on the amount financed \$ 35,095.04

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