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GREENVILLE, S.C.

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DONNIE S. FISHER, JR.
R.M.C.

MORTGAGE

30-1699-384

ADAM FISHER, JR.

ATTORNEY AT LAW

THIS MORTGAGE is made this 31 day of May 1983, between the Mortgagor, Ted Siachos (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 ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 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 May 31, 1993

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 City of Greenville, Greenville County, State of South Carolina, situate, lying and being on Lockwood Avenue and being known and designated as the major portion of Lot No. 73 of Elletson Acres as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book "EE" at page 161, and having, according to said plat, the following metes and bounds, to-wit:

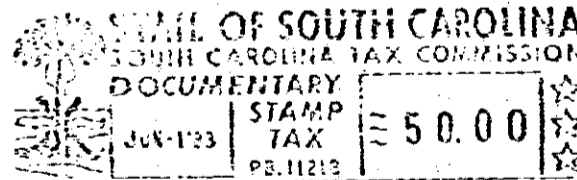
BEGINNING at an iron pin on the northwestern side of Lockwood Avenue at the joint corner of Lots 72 and 73 and running thence along line of Lot 72, N. 36-22 W. 174 feet to an iron pin in line of Lot No. 52; thence along the line of Lots Nos. 52 and 51, N. 53-38 E. 81.2 feet to an iron pin, which iron pin is 3.8 feet from the joint rear corner of Lots Nos. 73 and 74; thence a new line, S. 37-37 E. 175.0 feet to an iron pin on the northwestern side of Lockwood Avenue at joint front corner of Lots Nos. 73 and 74; thence along the northwestern side of Lockwood Avenue, S. 53-38 W. 85 feet to the beginning corner.

This is the same property conveyed to the mortgagor herein by deed of John N. Castrinos, dated August 7, 1974 and recorded in the RMC office for Greenville County in Deed Book 1004 at page 452.

ALSO:

ALL that certain piece, parcel or lot of land, situate, lying and being in Monaghan Mills Village, Greenville County, South Carolina, and being more particularly described as Lot #110, Section III, as shown on a plat entitled, "Addition to Subdivision Victor Monaghan Mills, Greenville, S.C.", made by Pickell and Pickell Engineers, Greenville, S.C. July 19, 1952, revised March 19, 1953 and recorded in the RMC office for Greenville

(continued on attached sheet)



which has the address of 29 Lockwood Avenue, Greenville, SC 29607 (Street) (City) (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 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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