



MORTGAGE

BOOK 1571 PAGE 958

THIS MORTGAGE is made this 17th day of May 1982 between the Mortgagor, John W. Wise and Barbara J. Wise (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 eight thousand, three hundred, eighty-three and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 17, 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 July 2, 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 certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the southerly side of S.C., Highway 69 (also known as Latimer Mill Road), and shown as a tract containing 4.97 acres, more or less, on plat of Property of Clara Mae Bailey, recorded in the RMC Office for Greenville County, S.C., in Plat Bood "00", at Page 458, and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the southerly side of S.C, Highway 69 (also known as Latimer Mill Road), and running due South 837 feet to an iron pin; thence due West 264.6 feet to an iron pin; thence N. 15-15 W. 514.7 feet to an iron pin on the southerly side of S.C. Highway 69 (also known as Latimer Mill Road); thence with said Highway the following courses and distances: N.58-45 E. 217.3 feet; N.53-10E. 125.5 feet; N.44-00E. 100 feet; and N. 33-05 E. 109.3 feet to an iron pin, the point of Beginning.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights of way of record or on the ground along with tap fees, set back lines, and zoning regulations.

Derivation: Deed Book 950, ap Page 104.

This being the same property conveyed to John W. Wise and Barbara J. Wise by Deed from A. Frank Handley recorded in the R.M.C. Office for Greenville County, South Carolina on October 6, 1972 in Deed Book 957 on Page 223, and Dated October 5, 1972.

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which has the address of Route 3, Honea Path, South Carolina, 29654 (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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