



Documentary Stamps are figured on the amount financed: \$15,062.04

01-050050-47

BOOK 1587 PAGE 304

### MORTGAGE

THIS MORTGAGE is made this 16th day of November 1982, between the Mortgagor, Herman Lee

(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-one thousand, fifty-three and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 16, 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 December 1, 1992.

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 lot of land in thk State of South Carolina, County of Greenville, being shown as lot no. 8 on a plat of Dakota Hills recorded in Plat Book 4F at page 61 in the RMC Office for Greenville County; and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on Bismarck Drive at the joint front corner of Ltos No. 8 and 9 and running thence with their joint line N. 27-23 W. 143 feet to an iron pin; thence S. 62-37 W. 187 feet to an iron pin at the joint rear corner of Lots no. 7 and 8; thence with their joint line S. 47-33 E. 127.6 feet to an iron pin on turn around circle at the end of Bismarck Drive; thence following the edge of the turn around circle the chord of which is S. 78-53 E. 37 feet to an iron pin on Bismarck Drive; thence with said Drive N. 62-37 W. 114.1 feet to an iron pin; the point of beginning.

This is that same property conveyed by deed of Talmadge Hathcock to Herman Lee, dated and recorded 9/10/71, in Deed Volume 924, at Page 573, in the R.M.C. Office for Greenville County, SC.

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which has the address of Rt. 3, Box 88, Pelzer, SC 29669 (herein "Property Address");

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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".

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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.