

GRF S.C. S. C.

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DONN W. WARRERSLEY
R.M.C.

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MORTGAGE
JAN 7 2 27 PM '83
DONN W. WARRERSLEY
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THIS MORTGAGE is made this 23rd day of July 19.82., between the Mortgagor, Darryl R. McElveen and L. Mead McElveen (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 Fifty-Five Thousand and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated July 23, 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 August 1, 2007;

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 situate, lying and being on the western side of Pimlico Road in Greenville County, South Carolina, being known and designated as Lot 109 as shown on plat entitled "Section A, Map of Gower Estates," made by Dalton & Neves dated January 1960 and recorded in the RMC Office for Greenville County, S. C. in Plat Book QQ at pages 146 and 147 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Pimlico Road at the joint front corner of Lots Nos. 108 and 109 and running thence with the common line of said lots, S. 74-16 W. 169 feet to the center of creek; thence running with the creek as the line, N. 16-51 W. 129.6 feet to the joint rear corner of Lots 109 and 110; thence with the common line of said lots, N. 83-46 E. 181 feet to an iron pin on the western side of Pimlico Road; thence with the western side of Pimlico Road, S. 11-44 E. 100 feet to an iron pin, the point of beginning.

The above described property is the same property conveyed to the mortgagors by deed of Clifford D. Roy to be recorded herewith.



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which has the address of 232 Pimlico Road, Greenville, S. C. (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 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 noted in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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