



Documentary Stamps are figured on the amount financed: \$7409.43. FIRST

47,409.43

BOOK 1591 PAGE 795

MORTGAGE

THIS MORTGAGE is made this 1st day of December 1982 between the Mortgagor, James Donald Klyce and Bonnie T. Klyce (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 Ten thousand fifty three and 64/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 1, 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 January 1986.

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, S.C., State of South Carolina:

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate on the West side of Pimlico Road in the City of Greenville, in Greenville County, S. C. Being shown as Lot No. 464 on plat of Section D., Gower Estates, made by H. C. Clarkson and R. K. Campbell, May 1964, recorded in the RMC Office for Greenville County, SC. in Plat Book RR, pages 192 and 193, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Pimlico Road at joint front corner of Lots 463 and 464 and runs thence along the line of Lot 463, N. 87-19 W 176.4 ft. to an iron pin; thence 2-35 E. 110 feet to an iron pin; thence along the lot of Lot 465, S. 87-32 E. 172.7 feet to an iron pin on the west side of Pimlico Road; thence along Pimlico Road S. 1-42 W. 84.9 feet to an iron pin; thence still along Pimlico Road S. 1033 E. 26 feet to the beginning corner.

This is the same property conveyed by Anna M. Bedenbaugh on deed dated 7-7-71, recorded 7-19-71 on page 488 in volume 920.

This is that same property conveyed by deed of Anna M. Bedenbaugh to James Donald Klyce, dated 7/7/71, recorded 7/19/71, in Deed Volume 920 at Page 488, in the R.M.C. Office for Greenville County, SC.

which has the address of 461 Pimlico Road, Greenville, S.C. 29607 (Street) (City) (herein "Property Address"); (State and Zip Code)

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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