



Documentary Stamps are figured on the amount financed: \$ 7117.31

MORTGAGE

BOOK 1591 PAGE 799

THIS MORTGAGE is made this 23rd day of November 1982 between the Mortgagor, Rabin D. and Barbara C. Howard (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of twelve thousand, fifty dollars and 64/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 23rd, 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, 1989

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:

Rabin Howard and Barbara C. Howard, their heirs and assigns forever, "All that piece, parcel, or lot of land situate, lying and being North of Tigerville, being shown on plat prepared for Grantees herein, by W.R. Williams, Jr., R.L.S., November, 1973, and according to said plat has the following courses and distances, to-wit:

Beginning at a pin in the center of Old S.C. Highway #11 and running thence N. 14-55 W. 300.2 feet to an iron pin on Plumley line, thence along Plumley line N. 84-50 E. 154.8 feet to an iron pin on the line of Pruitt, thence S. 10-30 E. 50 feet to an iron pin at a Sweet Gum, thence S. 15-00 E. 246.6 feet to a point in the center of said highway, thence S. 83-39 W. 150.8 feet to the point of beginning, and containing according to said plat 1 acre, more or less.

This being a portion of the same property as conveyed to the Grantors herein by deed from John A. Howard and Martha Howard, dated May 3, 1963 and being duly recorded in the Office of R.M.C. for Greenville County in deed book 815 at page 372."

This is the same property conveyed by deed of Lloyd and Evia Plumley, by deed dated November 30, 1973 and recorded December 5, 1973 in the R.M.C. Office for Greenville County in Volume 990 Page 26.

which has the address of Rt. 3 Old Hwy 11, Travelers Rest, S.C. 29690 (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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