

Documentary Stamps are figured on
the amount financed: \$16,062.44

BOOK 1594 PAGE 189

MORTGAGE

THIS MORTGAGE is made this 23rd day of December 1982, between the Mortgagor, EARL H. CASE & LOIS K. CASE (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 TWO THOUSAND NINE HUNDRED THIRTY FIVE & 20/100 (\$32,935.20) Dollars, which indebtedness is evidenced by Borrower's note dated December 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 February 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 certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, containing one acre more or less, situate, lying and being on the south side of Batson Road approximately 3,355 ft. from South Carolina Highway 253, said property being shown on a plat entitled "Mary C. Reid, et-al," made by Dalton and Neves Co., Engineers, dated February, 1977, said plat being recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-y at page 59, having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Batson Road at the joint front corner of the Sandra Louise Reid and the Mary C. Reid property and running thence S. 38-20 E. 256 ft. to an iron pin; thence N. 51-40 E. 174 ft. to an iron pin; thence N. 38-20 W. 240.2 ft. to an iron pin on the south side of Batson Road; thence along Batson Road S. 60-43 W. 75 ft. to an iron pin; thence continuing along Batson Road S. 54-03 W. 100 ft. to an iron pin, the point of beginning.

This being a portion of the property conveyed to the grantor in a partition action recorded in the Clerk of Court's Office in Greenville County, South Carolina, in Judgement Roll No. L-2613.

This is the same property conveyed by deed of Mary C. Reid dated February 24, 1977 and recorded February 25, 1977, in the R.M.C. Office for Greenville County in Volume 1051 at page 673.

which has the address of Route 5 State Park Road Greenville, South Carolina 29609 (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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