

FEB 18 1993
S. C. TITLE OFF.

Documentary Stamps are figured on
the amount financed: \$16,129.15

MORTGAGE

BOOK 1585 PAGE 310

THIS MORTGAGE is made this 21 day of December 1982, between the Mortgagor, John L. and Laurie B. Griffin (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 Three Thousand Nine dollars and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 21, 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, 1993

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 Greenville County, State of South Carolina, on the Eastern side of Summit Drive in the City of Greenville, being shown as Lot No.1 on a plat of property of Greenville Builders, Inc., recorded in plat book R, page 133 and described as follows:

BEGINNING at a stake on the eastern side of Summit Drive 350 feet north from Northwood Avenue, and running thence s. 88-40 E. 305 feet to a stake: thence N. 23-22 W. 67 feet to a stake at corner of Lot 2; thence with the line of said lot N. 82-30 W. 278.5 feet to a stake on Summit Drive; thence with the eastern side of Summit Drive S. 1-43W. 92.1 feet to the beginning corner.

THIS is the same property conveyed to the Grantor herein by deed of Paul A. Ward and Caroline D. Ward Dated September 30, 1971 and recorded in the R.M.C. Office for Greenville County in Deed Book 926 at Page 384.

THIS deed is made subject to any restriction, easements and rights of way that may appear of record and/or on the recorded plat and/or on the premises.

THIS is the same property conveyed by deed of Robert E. Hamby, Jr. dated 7-31-75 and recorded 7-31-75, in the RMC Office for Greenville County in Volume 1022 at page 28.

COPIED FEB 18 1983 031 4.0000

which has the address of 614 Summit Drive Greenville, SC 29609 (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 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 listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

0310

4328 RV 21