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GREENVILLE CO S. C.
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MORTGAGE

DONNIE S. TANKERSLEY
THIS MORTGAGE is made this 28th day of February, 1983, between the Mortgagor, Alfredo Pineda and Maria A. Pineda, (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").

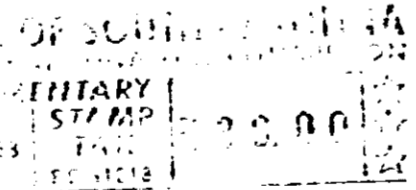
WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 28, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 2013.

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 situate, lying and being in Butler Township, County of Greenville, State of South Carolina, being known and designated as Lot No. 6 of Oak Meadows, recorded in Plat Book 6 V at Page 11, R.M.C. Office for Greenville County, S. C., and, according to a plat by Freeland and Associates, RLS, dated February 25, 1983 entitled "Oak Meadows Lot 6 Property of Alfredo Pineda and Maria A. Pineda" having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of a private road, approximately 2121.6 feet from Woodruff Road, joint corner with Lot No. 5, and running with the edge of such private road N. 29-36 E. 374.97 feet to an iron pin at the intersection of another private road separating Lot No. 6 and Lot No. 18; thence with said private road S. 64-24 E. 525.45 feet to an iron pin; thence with the line of Lot No. 17, S. 22-46 W. 429.10 feet to an iron pin; thence with the line of Lot No. 5, N. 57-57 W. 322.51 feet to an iron pin; thence continuing with the center line of a creek as the line, N. 60-09 W. 137.39 feet and N. 60-24 W. 115.57 feet to an iron pin, the point of beginning.

This is the same property conveyed to mortgagors by deed of Kenneth L. Holcomb, et al., recorded October 13, 1978 in Deed Book 1089 at Page 898, R.M.C. Office for Greenville County, S. C. See also Deed Book 1089 at Page 880 recorded October 13, 1978 wherein the interest of Jack A. Burgess, Jr. was conveyed to mortgagors.



Lot 6, Oak Meadows
which has the address of _____ (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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