



MORTGAGE

BOOK 1596 PAGE 469

THIS MORTGAGE is made this 20th day of January 1983 between the Mortgagor, William L. Stribling and Gail G. Stribling (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 Eleven Thousand Five Hundred Eighty-nine and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 20, 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 February 15, 1988

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 piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina located on the Southern side of Carolina Drive, or Caroline Street and being shown on plat of property made for W. L. Stribling and Gale Stribling by Charles F. Webb, land surveyor, dated August 1977 and having the following metes and bounds, to wit:

Beginning at an old iron pin on the Southern side of said street, 57 feet east from Dellbrook Drive, and running thence along Caroline Street S. 86-30 E., 86 feet to center of a driveway (nail and cap); thence S. 29-49 E., 55 feet to nail and cap in driveway; thence S. 0-12 E., 80 feet; thence S. 9-19 W., 187.5 feet to iron pin; thence N. 85-00 W., 111.0 feet to old iron pin; thence N. 5-00 E., 309.8 feet to the beginning corner and containing 0.83 of acre, more or less. The within grantors reserves the right to use driveway along the eastern line of the above described property and the same is to remain open, unto him and his heirs and assigns. This is a part of the property conveyed to the within grantor by deed of Homer Styles recorded January 5, 1967 in deed book 811, page 462, Greenville Souty R.M.C. Office

This is the same property conveyed by deed of William L. Stribling and Gail G. Stribling, by deed dated August 9, 1977 and recorded in Book 1062, Page 232 in the R.M.C. Office for Greenville County.

ALSO, ALL that piece, parcel or tract of land lying in the State of South Carolina, County of Greenville, shown as being in Chick Springs Township, being recorded in Plat Book 4 G at Page 179 and having the following courses and distances:

BEGINNING at a point on Carolina Street on the southern side at the joint corner with Lot 20 and running thence along the joint line with Lot 20 in a southerly direction 311 feet to an iron pin and thence in a westerly direction 57 feet to an iron pin on the southern side of Dellbrook Drive; thence in a northerly direction along Dellbrook Drive 298.7 feet to an iron pin on Carolina Street; thence along Carolina Street, 57 feet to the beginning point and being further described in the County Block Book Sheet P24, Block 3, Lot 4.

(continued on back)

which has the address of 24 Carolina Drive Taylors, SC 29687 (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.

CO... M... 65... 031... 4.0000

04690

4328-RV-2