



MORTGAGE

BOOK 1597 PAGE 192

THIS MORTGAGE is made this 11th day of February 1983 between the Mortgagor, Billy E. Shelton and Ineta S. Shelton (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 Nine Thousand Nine Hundred Sixty Nine dollars and 50/100 Dollars, which indebtedness is evidenced by Borrower's note dated 2-11-83 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 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, with all buildings and improvements, situate, lying and being at the southwestern corner of the intersection of Pryor Road with Nova Street, in Greenville County, South Carolina, being shown and designated as Lot No. 22 on a plat of AVONDALE FOREST, SECTION NO. 2, made by Piedmont Engineers & Architects, dated August 18th, 1964, recorded in the RMC Office for Greenville County, S.C., in Plat Book BBB, page 37, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Nova Street at the joint front corners of Lots No. 22 and 23 and running thence with the common line of said lots, S. 48-44 E., 169.6 feet to an iron pin; thence S. 41-18 E., 92.2 feet to an iron pin on the western side of Pryor Road; thence with the western side of Pryor Road, N. 49-49 E., 144.6 feet to an iron pin; thence with the curve of the southwestern intersection of Nova Street with Pryor Road, the chord of which is N. 4-00 E., 35.1 feet to an iron pin; thence along the southern side of Nova Street, N. 41-16 W., 70 feet to an iron pin, the point of beginning.

The above property is the same conveyed to the Grantors by deed of Thomas M. and Shirley M. Brown recorded in Deed Book 1071, page 784 on January 12, 1978 and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The Grantees agree to pay Greenville County property taxes for the tax year 1980 and subsequent years.

This is the same property conveyed by deed of Billy E. Shelton and Ineta S. Shelton dated 8-27-80 and recorded 8-28-80, in the RMC Office for Greenville County in Volume 1132 at page 127. Grantor: Donald K. Lloyd and Caroline H. Lloyd.

which has the address of 203 Pryor Rd., Taylors, South Carolina 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.

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