

Documentary Stamps are figured on
the amount financed: \$ 10,008.04

MORTGAGE

BOOK 1597 PAGE 557

THIS MORTGAGE is made this 3rd day of February 1983, between the Mortgagor, Mack A. Griswold (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 TWENTY THOUSAND, TWO HUNDRED EIGHTY SEVEN AND 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 3, 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 April 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:

MACK A. GRISWOLD, his heirs and assigns forever:

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, Austin Township being shown and designated as Lot No. 7 on Plat of Conestee, prepared by R. E. Dalton, dated December, 1943, recorded in Plat Book K at Page 276, and being described more particularly, according to said plat, to-wit:

BEGINNING at an iron pin on the southern side of Fourth Avenue at the joint front corner of Lots 6 and 7 and running thence along the common line of said lots S. 28-40 W. 175.0 feet to an iron pin at the joint rear corner of said lots; thence N. 61-20 W. 85.0 feet to an iron pin at the joint rear corner of lots 7 and 8; thence along the common line of said lots N. 28-40 E. 175.0 feet to an iron pin at the joint front corner of said lots on the southern side of Fourth Avenue; thence along the southern side of Fourth Avenue S. 61-20 E. 85.- feet to an iron pin, the point of beginning.

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

DERIVATION: Deed of Richard I. Tollison et ux, recorded March 1, 1969, in Deed Book 863 at Page 411.

This being the same property conveyed to Mack A. Griswold by deed from Elmer Tollison recorded in the R.M.C. Office for Greenville County, South Carolina on August 28, 1978 in Deed Book 1086 on Page 191 and dated August 18, 1978.

which has the address of #5 4th Street, Conestee, South Carolina (City) 29636 (State and Zip Code) (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.

SOUTH CAROLINA 1 to 4 Family 6 FNMA FHLMC UNIFORM INSTRUMENT

TRUSTEE # 67-252371-89 \$ 10,008.04

0557

4328 RV 21