

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 7,192.42

BOOK 1598 PAGE 285

THIS MORTGAGE is made this 3rd day of March 1983, between the Mortgagor, David W. Stacey and Barbara Stacey (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 Seven Thousand Seven Hundred Fifty Nine and 62/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 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 8-30-83.

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 situate, lying and being on the westerly side of Delta Drive, the County of Greenville, State of South Carolina, being known and designated as Lot No. 12, Longforest Acres, a plat of which is recorded in the RMC Office for Greenville County in Plat Book JJJ, at Page 79, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Delta Drive at the joint front corner of Lots 12 and 13 and running thence with the joint line of said Lots N. 58-30 W., 165 feet to an iron pin; thence S. 31-30 W., 100 feet to an iron pin at the joint rear corner of Lots 11 and 12 and running thence with the joint line of said Lots S. 58-30 E., 165 feet to an iron pin on the westerly side of Delta Drive; and running thence with the said side of Delta Drive N. 31-30 E., 100 feet to an iron pin, the point of beginning.

This being that same property conveyed by Deed of Custom Design Builders, Inc to David W. Stacey dated November 19, 1982 and recorded February 25, 1983 in Deed Book Vol. 1183 at page 226 in the RMC office for Greenville County, SC.

which has the address of 325 Butler Springs, Greenville SC 29615 (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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