

MORTGAGE

BOOK 1598 PAGE 321

THIS MORTGAGE is made this 25th day of Feb. 1983 between the Mortgagor, Larry L. and Linda B. Stewart

(herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of . . . Seventy-one thousand, . . . eighty-six and 80/100 . . . Dollars, which indebtedness is evidenced by Borrower's note dated February 25, 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 15, 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:

All those certain pieces, parcel or lots of land lying in the State of South Carolina, County of Greenville, Town of Mauldin, shown as Lots 66, 67, and 68 on a plat entitled Pine Forest and recorded in the RMC Office for Greenville County in Plat Book QQ at pages 106 and 107, and, according to said plat, having the following courses and distances;

BEGINNING at an iron pin on the southern side of Lanewood Drive, the joint front corners of Lots 65 and 66 as shown on said plat running thence with the common line of said lots, S. 26-30 E. 138 feet to an iron pin; thence with the joint rear line of Lots 66, 67, and 68 and 90, 91, and 92, S. 63-30 W. 300 feet to an iron pin; thence with the common line of Lots 68 and 69, N. 26-30 W. 138 feet to an iron pin on the southern side of Lanewood Drive; thence with the southern side of Lanewood Drive, N. 63-30 E. 300 feet to an iron pin, the point of beginning.

The aforementioned Lots 67 and 68 were conveyed to the grantors herein by deed recorded in Deed Book 870 at page 286. The aforementioned lot 66 was conveyed to Kenneth E. Ellinger by deed from Wooten Corporation of Wilmington by deed dated July 10, 1970, said deed to be recorded in the RMC Office for Greenville County.

This is the same property conveyed by Deed of Kenneth E. Ellinger and Linda Lee Ellinger dated June 16, 1971, recorded June 28, 1971 in volume 919 at page 101 of the RMC Office of Greenville County, South Carolina.

which has the address of . . . Rt. 6, Lanewood Drive, Greenville, SC 29607 . . . (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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