



BOOK 1599 PAGE 360  
Documentary Stamps are figured on  
the amount financed: \$ 2,073.69

# MORTGAGE

THIS MORTGAGE is made this 17th day of February 1983 between the Mortgagor, Charles K. Orr and Vivian W. Orr (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 Six Hundred Eighty Four and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 17, 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 9-1-86

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 certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot 7, Sunny Acres, as per plat thereof recorded in the office of the R.M.C. office for Greenville County, S. C. in Plat Book XX, at page 5.

This being that same property conveyed by Deed of William F. King to Charles K. Orr dated May 18, 1963 and recorded May 20, 1963 in Book Vol. 723 at page 226 in Greenville County, SC, R.M.C. Office.

Also ALL that piece, parcel or tract of land situate in Greenville County, SC, and being triangular in shape as shown on a plat thereof recorded in Plat Book 4-H at Page 63 RMC office for Greenville County SC and having the following metes and bounds, according to said plat.

BEGINNING at a point on the northern side of Wildrose Lane and running thence along the northern boundary of Wildrose Lane N. 56-30 W, 35 feet to a point; thence N. 51-30 E. 157.5 feet to a point; thence S. 38-50 W. 149-7 feet to the point of Beginning.

This being that same property conveyed by Deed of R. L. Childress to C. K. Orr, Sr. dated October 2, 1970 and recorded October 2, 1970 in Deed Vol. 899 at Page 517 in the RMC office for Greenville County, SC.

which has the address of 100 Wildrose Lane, Greenville, SC 29611 (Street) (City) (herein "Property Address"); (State and Zip Code)

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 seized 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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