



Doc 1000 TAG 886

Documentary Stamps are figured on the amount financed: \$ 7,006.84

# MORTGAGE

THIS MORTGAGE is made this 18th day of February 1983 between the Mortgagor, Wilbur Q. Dorn and Linda K. Dorn (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 nineteen & 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 18, 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 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 lying in the State of South Carolina, County of Greenville, shown as 5.23 acres on plat by C. O. Riddle, entitled Property of J. M. King, dated December 29, 1976, and having according to said survey, the following courses and distances:

BEGINNING at an iron pin in the center of Davis Road at the joint front corner of property now or formerly owned by Edward R. and Linda D. McCullough and running thence with said line, N. 60-01 E. 512.9 feet to an iron pin in line of property now or formerly owned by Pellan L. Ross; thence with said Ross line, S. 81-23 E. 104.3 feet to an iron pin in line of property now or formerly owned by Henry P. Willimon; thence with said Willimon line, S. 5-30 E. 414.9 feet to an iron pin in line of property now or formerly owned by Melvin Hammonds; thence with said Hammonds line, S. 60-02 W. 422.4 feet to the iron pin on Davis Road; thence with Davis Road, N. 30-00 W. 443 feet to an iron pin, the point of beginning.

Being a portion of the property conveyed to the grantor herein by deed of M. Frank Reid, United States Marshall for the Western District of South Carolina, recorded May 16, 1956 in Deed book 552 at page 463.

The above conveyance is subject to all rights of way, easements and protective covenants affecting the within property appearing upon the public records of Greenville County.

DERIVATION: This is the same property conveyed by deed of James M. King unto Wilbur Q. Dorn and Linda K. Dorn dated March 11, 1977 recorded March 14, 1977 in Volume 1052 at page 601 of the RMC Office for Greenville County, Greenville, South Carolina

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which has the address of Route 3 Box 398B Davis Road, Pelzer, South Carolina 29669 (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.

