



Documentary Stamps are figured on the amount financed: \$ 17,561.04

MORTGAGE

THIS MORTGAGE made this 1st day of March 1983, between the Mortgagor, Jimmy M. Ward and Sarah Ann Ward (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 Thirty Five Thousand, Three Hundred Sixteen and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 1, 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 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:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northerly side of Silver Creek Road, near the City of Greenville, SC., being known and designated as Lot No 328 on plat entitled "Map No. 3, Section One, Sugar Creek" as recorded in the RMC Office for Greenville County, SC in Plat Book 4R, page 86 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Silver Creek Road, said pin being the joint front corner of Lots 328 and 329 and running thence with the common line of said lots N 39-55-00 E 150 feet to an iron pin the joint rear corner of Lots 328 and 329; thence S 50-05-00 E 125 feet to an iron pin, the joint rear corner of Lots 327 and 328; thence with the common line of said lots S 39-55-00 W 150 feet to an iron pin on the northerly side of Silver Creek Road; thence with the northerly side of Silver Creek Road N 50-05-00 W 125 feet to an iron pin, the point of beginning.

This is the same property conveyed by deed of M. G. Proffitt, Inc. unto J. M. Ward and Ann M. Ward, dated September 9, 1977, recorded in Volume 1064 at page 506 of the RMC Office for Greenville County, Greenville, SC.

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207 Silvercreek Road, Greer, SC which has the address of (Street) (City) 29651 (State and Zip Code) (herein "Property Address");

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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.

4.00:0

SOUTH CAROLINA - 1 to 4 Family - 6/75 - FAMA/EHLMC UNIFORM INSTRUMENT

LP132341

09-052681-08 \$17,561.04

