



MORTGAGE

BOOK 1000 PAGE 910

Documentary Stamps are figured on the amount financed: \$ 7,088.15

THIS MORTGAGE made this 11th day of March 1983, between the Mortgagee, Jane W. McClain and John M. McClain III (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 Ten Thousand Six and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 11, 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 3-15-88.

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 in Grove Township, Greenville County, State of South Carolina, consisting of 0.6 acres, more or less, and having according to a plat prepared by Richard Wooten, RLS, dated July 6, 1977, for John Mark McClain and Jane W. McClain, the following metes and bounds, to-wit:

BEGINNING at an iron pin on S. C. Highway No. 20, joint front corner with subject property and property now or formerly of Wynn, and running thence S. 89-18 E. 257.4 feet to an iron pin; thence S. 06-50 W. 100.0 feet to an iron pin; thence N. 89-17 W. 257.4 feet to an iron pin on S. C. Highway No. 20, thence along said Highway, N. 06-50 E. 100.0 feet to an iron pin, point of beginning.

This is that same property conveyed by deed of Willard Dee Wynn and Melba J. Wynn to John Mark McClain, III, and Jane W. McClain dated July 8, 1977 and recorded July 12, 1977 in Book Vol. 1060 at Page 333 in Greenville County, SC.

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which has the address of Route 6, Highway 20, Piedmont, SC 29673 (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 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.

