

GREENVILLE, S.C.
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MORTGAGE

THIS MORTGAGE is made this 13th day of April 1983, between the Mortgagor, Derrell E. Hunter and Susan K. Hunter (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 One Hundred Forty Thousand and no/100 (\$140,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 13, 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 May 1, 2013

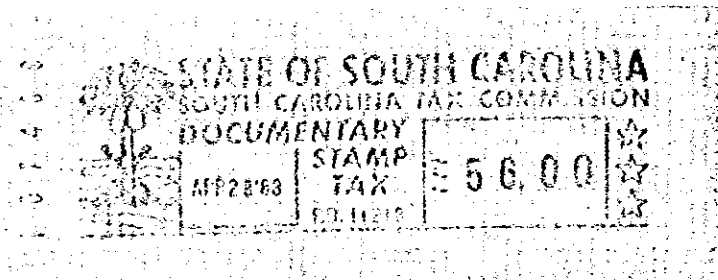
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 of lot of land with any and all improvements thereon, lying, being and situate on the southeast corner of the intersection of Barksdale Road and Rockingham Road, in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 58 on a plat entitled "Revised portion, Barksdale", by Dalton and Neves, dated September, 1961, and recorded in Plat Book QQ at Page 118 in the R.M.C. Office for Greenville County, S.C., which plat is incorporated herein by reference, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Barksdale Road, joint front corner of Lots 58 and 57, and running thence with the joint line of said lots S2-52W 250.1 feet to an iron pin in line of Lot No. 59; thence with the line of said Lot No. 59 N82-36W 134.7 feet to an iron pin on the east side of Rockingham Road; thence with the east side of said road N17-51W 17.7 feet to an iron pin; thence N18-55W 151.9 feet to an iron pin; thence N14-26W 51.1 feet to an iron pin; thence with the curve of Rockingham Road as it intersects with Barksdale Road, the chord of which is N38-03E 30.5 feet to an iron pin on the south side of Barksdale Road; thence with the south side of said road S89-35E 195.1 feet to the point of beginning.

This property is subject to any restrictions, covenants, set back lines, roadways, easements, or rights-of-way affecting said property, if any, appearing of record or by inspection of the premises.

This is the identical property conveyed to Derrell E. Hunter and Susan K. Hunter by Edgar D. Pouch by deed dated and recorded June 1, 1982 in Deed Book 1167 at Page 849 in the R.M.C. Office for Greenville County.



which has the address of 9 Barksdale Road Greenville South Carolina 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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