

APR 27 1983

# MORTGAGE

BOOK 1604 PAGE 46  
Documentary Stamps are figured on  
the amount financed: \$ 12,058.84

THIS MORTGAGE is made this 31st day of March 1983, between the Mortgagor, Billy C. McKee and Jean McKee (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 Twenty-three Thousand, Four Hundred, Thirty-three and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 31, 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 April 15, 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 situate, lying and being on Woodleigh Drive, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot #113, as shown on a plat prepared by Piedmont Engineers and Architects, dated May 7, 1965, entitled "Colonial Hills, Section 3", and recorded in the RMC Office for Greenville County in Plat Book BBB, Page 91.

This is the identical property conveyed to the grantor by deed of Williams Land Co. September 28, 1967 and recorded in the RMC Office For Greenville County in Deed Book 829 at Page 550.

This conveyance is made subject to any restrictions or easement as may appear of records, on the recorded plats, or on the premises.

This is that same property conveyed by deed of Larry G. Shaw to Billy C. McKee and Jean McKee dated August 28th, 1968 and recorded August 28th, 1968 in Deed Volume 851 at Page 164 in the RMC Office for Greenville County, SC.

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APR 27 83  
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which has the address of 7 Woodleigh Drive, Taylors, South Carolina, 29687 (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.