

FILED  
MAY 4 1983  
L. S. Tankersley

30J: 1605 PAGE: 208  
Documentary Stamps are figured on  
the amount financed: \$ 10,133.08

# MORTGAGE

THIS MORTGAGE is made this 13th day of April 1983, between the Mortgagor, Steve S. and Jeannie H. Alley (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 Fourteen thousand two hundred thirty and 20/100ths 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 April 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 124 on plat of Gray Fox Run prepared by C.O. Riddle, Surveyor, dated November 6, 1973 and recorded on the RMC Office for Greenville County in Plat Book 5-P at page 16 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of the cul-de-sac of Newington Green at the joint front corner of Lots 123 and 124 and running thence along the common line of said lots N 10-27 W 180.4 feet to an iron pin at the joint rear corner of Lots 123, 118, 117 and 124; thence along the common line of Lots 124 and 117 S 89-28 E 91.4 feet to an iron pin at the rear corner of Lot 116; thence with the common line of Lot 116 S 66-49 E 70.5 feet to an iron pin at the joint rear corner of Lot 115; thence with the common line of Lot 115 S 47-07 E 14.2 feet to an iron pin at the joint rear corner of Lots 124 and 125; thence along the common line of said lots S 28-55 W 139.6 ft. to an iron pin on the cul-de-sac of Newington Green; thence along the cul-de-sac of Newington Green S 75-45 W 68.4 feet to an iron pin, the point of beginning.

This is a portion of the property conveyed to Threatt Enterprises, Inc., the successor in title to Threatt-Maxwell Enterprises, Inc. by deed of Clyde N. Strange, recorded on November 13, 1974 in Deed Book 1010 at page 243 in the RMC Office for Greenville County.

As a part of the consideration the grantees hereby assume and agree to pay the balance due on a mortgage to Fidelity Federal Savings & Loan Assn., the present balance being \$42,800.00.

This is the same property conveyed by deed of Threatt Enterprises, Inc. unto Steve S. and Jeannie H. Alley, dated January 14, 1980, recorded January 14, 1980 in volume 1118 at page 878 of the RMC Office for Greenville County, Greenville, S.C.

which has the address of 9 Newington Green, Taylors, S.C., 29687 (Street) (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 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.

2 MY 4 03 1527

4.00 CH

020

1983