

Documentary Stamps are figured on the amount financed: \$ 2,079.84

MORTGAGE

THIS MORTGAGE is made this 15th day of April 1983, between the Mortgagor, Walter T. Ross and Daisy H. Ross (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 Two Thousand Five Hundred Eighty Nine and 48/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 15, 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 5-1-86.

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 the State of South Carolina, County of Greenville, City of Mauldin, shown as Lot No. 132 and a portion of Lot No. 133 on a plat of Holly Springs, Section II, which plat is recorded in the RMC Office for Greenville County in Plat Book 4R at page 54 and shown as Lot No. 133 on a revised plat entitled "Lot No. 133, Section II, Holly Springs, dated February 14, 1974 by Piedmont Engineers and Architects and recorded in the RMC Office for Greenville County in plat book 5G at page 48.

BEGINNING at an iron pin on the southern side of Butler Road, joint front corner of lots 137 and 133, which point is 115.0 feet from the intersection of Brookbend Road and Butler Road; thence along said Butler Road, N. 43-45 E., 137.5 feet to an iron pin at the joint front corner of lots 132 and 133; thence S. 49-34 E., 177.93 feet to an iron pin; thence S. 44-37 W., 150.5 feet to an iron pin at the joint rear corner of lots No. 133 and 137; thence N. 45-22 W., 175.36 feet to an iron pin on the southern side of Butler Road, the point of beginning.

This is that same property conveyed by deed of George O'Shields Bldrs. Inc. to Walter T. Ross and Daisy H. Ross dated 8-15-74 and recorded 8-15-74 in Deed Volume 1005 at Page 21 in the RMC Office for Greenville County, SC.

which has the address of 604 E. Butler Avenue, Mauldin, SC 29662 (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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