

RECORDED
MAY 4 1983
D.A.S. 11111

BOOK 1605 PAGE 276
Documentary Stamps are figured on
the amount financed: \$ 5,656.26

MORTGAGE

THIS MORTGAGE is made this 12 day of APRIL, 1983, between the Mortgagor, WILLIE L. SPURGEON AND CARRIE L. SPURGEON (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 SEVEN THOUSAND NINE HUNDRED NINETY AND 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated APRIL 12 (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, 1984

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 lot of land lying near the Town of Fountain Inn, County of Greenville, State of South Carolina, and shown as Lot No. 15, Block A, Friendly Street, on a plat of Friendship Heights Subdivision, recorded in the R.M.C. Office for Greenville County in Plat Book RR at Page 159 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Friendly Street at the joint front corner of Lots 15 and 14 of Block A, and running thence N. 61 W. 180 feet to an iron pin; thence N. 29 E. 80 feet to an iron pin at the joint rear corner of Lots 15 and 16; thence S. 61 E. 180 feet to an iron pin on the Northern side of Friendly Street; thence with the side of said street S. 29 W. 80 feet to an iron pin at the point of beginning.

This is the same property conveyed by deed of Billie C. Patton to Willie Lee Spurgeon and Carrie B. Spurgeon, recorded 3-22-65 in book 769, page 470, in the R.M.C. Office for Greenville County. Date of Deed March 16, 1965.

which has the address of FRIENDLY STREET, FOUNTAIN INN, SC 29644 (herein "Property Address");
(Street) (City) (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.

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