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GREENVILLE S.C.
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MORTGAGE

DONNIE S. SLEEY

THIS MORTGAGE is made this 23rd day of May 19. 83, between the Mortgagor, L. S. GREEN (also known as L. S. GREEN, SR.) (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").

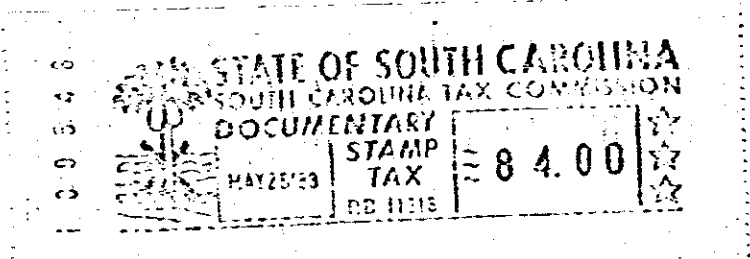
WHEREAS, Borrower is indebted to Lender in the principal sum of TWO HUNDRED TEN THOUSAND AND No/100 (\$210,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 23, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 1998

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 tract of land situate, lying and being in the State of South Carolina, County of Greenville, City of Mauldin, on the southern side of E. Butler Avenue and being shown as a tract totaling .75 acres as shown on a plat made by C. O. Riddle, RLS, dated May 18, 1983 entitled "Survey for L. S. Green" and recorded in the RMC Office for Greenville County in Plat Book 9-7, Page 14, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of E. Butler Avenue, said iron pin being located 588 feet from Bonair Street and running thence along property of Thomas J. Hawkins, Jr., S 58-39 E 190 feet to an old iron pin; thence S 58-32 E 26.58 feet to an iron pin; thence turning and running along other property of L. S. Green, S 52-38 W 201.57 feet to an iron pin; thence turning and running still along other property of L. S. Green, N 37-22 W 202.71 feet to an iron pin on the southern side of E. Butler Avenue; thence turning and running along the southern side of E. Butler Avenue, N 59-51 E 7 feet to an old iron pin; thence continuing along said E. Butler Avenue, N 52-38 E 116.04 feet to an old iron pin, the point of beginning.

A .13 acre portion of this property being a portion of the property conveyed to L. S. Green by deed of L. S. Green Plumbing Company, Inc. recorded 3-12-81 in Deed Book 1144, Page 209. A .62 acre portion of the within described property being the same property conveyed to L. S. Green, Sr. by deed of C. W. Jones and Maria W. Jones recorded 12-5-78 in Deed Book 1093, Page 154.



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which has the address of E. Butler Avenue, Mauldin, South Carolina 29662 (City) (Street) (State and Zip Code) (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 seized 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.