



200-1609 PAGE 849

Documentary Stamps are figured on the amount financed: \$ 5,441.77

MORTGAGE

THIS MORTGAGE is made this 25th day of April 1983, between the Mortgagor, Arthur Wayne Willis (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 Six Hundred Ninety Four and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 25, 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 5-1-88.

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 piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, being known and designated as Lot No. 50, Clearview Acres, plat of which is recorded in the RMC Office for Greenville County in Plat Book MM, at Page 168, and having according to a more recent survey prepared by Freeland and Associates, dated April 28, 1982, entitled "property of A. Wayne Willis", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Clearview Circle at the joint front corner of Lots Nos. 49 and 50 and running thence with the joint line of said lots, N. 3-15 E. 175 feet to an iron pin; thence S. 86-45 E. 100 feet to an iron pin; thence S. 3-15 W. 175 feet to an iron pin on the northerly side of Clearview Circle; running thence with the said side of Clearview Circle N. 86-45 W. 100 feet to an iron pin; the point of beginning.

This is the same property conveyed to the Grantor's herein by deed of Samuel R. Allen and Jessie M. Allen, dated May 11, 1978, and recorded May 17, 1978, in the RMC Office for Greenville County in Deed Book 1079 at Page 377.

This is that same property conveyed by deed of John Jay Reed and Maureen A. Reed to A. Wayne Willis dated April 29, 1982 and recorded 5-4-82 in Deed Volume 1166 at Page 347 in the RMC Office for Greenville County, SC.

which has the address of Rt. 5, Box 356 Travelers Rest, SC 29690 (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.

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