

GREENVILLE R.M.C. FILED JUN 8 4 31 PM '83 DONNIE R.A.C. SLEY

9001 1610 REC 643

MORTGAGE

THIS MORTGAGE is made this 8th day of June 19. 83, between the Mortgagor, Elroy H. Weeke and Joan H. Weeke

(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").

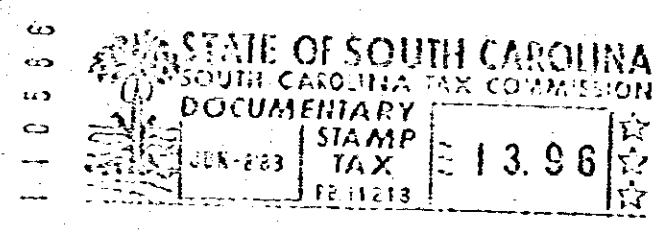
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-four thousand nine hundred and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated June 8, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2013

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 lying in the State of South Carolina, County of Greenville, shown as Lot No. 78 on Plat of Pine Brook Forest, recorded in Plat Book 4X at Pages 48 and 49, and having, according to a more recent plat prepared by Freeland and Associates in the name of "Elroy H. Weeke and Joan H. Weeke" recorded in the Greenville County RMC Office in Plat Book 9-4 at page 7, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Rose Wood Drive at the joint front corner of Lots 77 and 78 and running thence N 16-35 W 150 feet to a new iron pin at the joint rear corner of Lots 77 and 78; thence N 73-25 E, 125.0 feet to an iron pin at the joint rear corner of Lots 78 and 79 and running thence with the common line of said Lots S 16-35 E, 150.0 feet to an iron pin on the northern side of Rose Wood Drive at the joint front corner of Lots 78 and 79; and thence S 73-25 W, 125.0 feet to the point of beginning.

DERIVATION: Deed of John C. Bowers and Marcie J. Bowers recorded June 7, 1983 in Deed Book 1189 at page 929 in the Greenville County RMC Office.



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which has the address of 7 Rose Wood Drive, Route 4, Greenville, SC (Street) (City) (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.

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