

RECORDED
JUN 16 3 45 PM '83
DONALD R. HUNTER
R. HUNTER

MORTGAGE

Plan made to
004 Van Riper
Suits 8, 700 E. North St.
Greenville
800-1611 PAGE 837

THIS MORTGAGE is made this 15 day of June, 1983, between the Mortgagor, Roger K. Nance and Janice A. Nance (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").

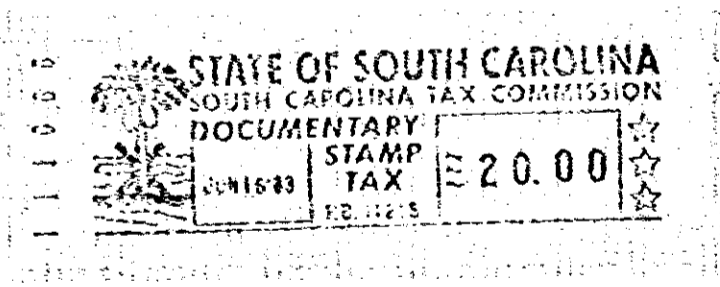
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 15, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 15, 1983.

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, located in Greenville County, South Carolina, on Mitchell Road, being approximately 0.66 acres, as shown on a survey prepared by W. B. Huntley, III, Professional Land Surveyor, #8809, entitled "Property of Roger K. Nance and Janice A. Nance", dated 6-10-83, and recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book 9-U, at Page 21, reference to which is craved for a more complete description of the metes and bounds thereof;

THIS PROPERTY is conveyed subject to all restrictions, easements, rights of way or other encumbrances of record;

DERIVATION: This is the same property conveyed to the mortgagors by deed from Velma and Arthur Nance by deed dated 6/15/83 and recorded simultaneously with this deed in Vol. 1190 at Page 585



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which has the address of 8 Mitchell Rd ~~Northwood Rd~~ Greenville SC, (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 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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