

GREENVILLE S.C.  
JUN 16 3 54 PM '83  
DONNIE R.M.C. WISLEY

BOOK 1311 PAGE 358

## MORTGAGE

THIS MORTGAGE is made this 15th day of June 1983, between the Mortgagor, Joseph E. Willett, Jr. and Ann P. Willett (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").

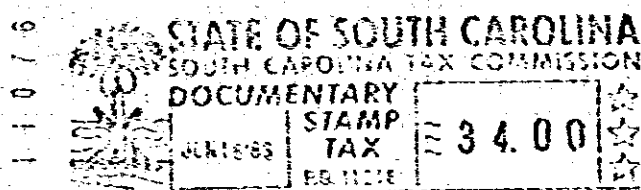
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty-Five Thousand and No/100 (\$85,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 15, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2003;

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 with all improvements thereon situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, being shown as all of Lot No. 109 and the eastern one-half of Lot No. 110 and a part of Lot No. 108 as shown on plat of Cleveland Forest as recorded in Plat Book M, page 137, RMC Office for Greenville County.

BEGINNING at an iron pin on the northern side of Wilderness Lane, the center point in the front line of Lot 110; running thence along Lot 110, N. 1-42 E. 199.6 feet to iron pin in center of rear line of said lot; thence S. 86-38 E. 93.9 feet to iron pin, rear line of Lot 108; thence through said lot S. 8-16 E. 172.3 feet to iron pin in front line of Lot 108 on north side of Wilderness Lane; running thence along line of said street S. 74-30 W. 26.46 feet to iron pin at joint front corner Lots 108 & 109; thence continuing with said street S. 78-58 W. 65 feet to iron pin at joint front corner of Lots 109 & 110; thence continuing with said street S. 83-37 W. 35 feet to point of beginning.

This is the same property conveyed to Paul P. Hearn by Eunice G. McLeod recorded in the RMC Office for Greenville County on April 4, 1969, in Deed Book 865, page 343. Thereafter Paul P. Hearn conveyed a one-half interest in said property to the Grantor (Ada K. Hearn) as shown in Deed Book 955, page 622, recorded September 22, 1972, RMC Office for Greenville County. Thereafter Paul P. Hearn died testate leaving all of his property to his wife, Ada K. Hearn, as shown in the Probate Judge's Office for Greenville County in Apartment 1683, File 23.



which has the address of 103 Wilderness Lane, Greenville, S. C. 29607 (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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