

FILED
JUN 21 1983
Donnie S. Tankersley

MORTGAGE

Documentary Stamps are figured on
the amount financed: \$ 8,132.28

BOOK 1612 PAGE 428

THIS MORTGAGE is made this 2nd day of May 1983, between the Mortgagor, Oscar B. and Camelia C. McLeod, Jr. (AKA Camelia Anne), (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fourteen Thousand, Eight Hundred Thirty Nine and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 2, 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 May 1, 1992

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 those pieces, parcels or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lots 97 and 98, Section 2 of a subdivision known as AVONDALE FOREST, as shown on a plat thereof prepared by Piedmont Engineers and Architects, dated August 18, 1964, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book BBB, at page 36, and having such metes and bounds as shown thereon.

This conveyance is made subject to such easements, restrictions, or rights of way as may appear of record or on the premises.

This is a portion of the property conveyed to W. James Williams by deed of Williams Land Company, Inc. dated April 28, 1970, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 889, at page 552, on May 13, 1970, and the same property received by the Grantors herein under the Will of W. James Williams as shown in the Probate Court for Greenville County, South Carolina, in Apartment 1469, File 24.

This is the same property conveyed by deed of Williams unto Oscar Boyd McLeod, Jr. and Camelia Anne McLeod, dated July 31, 1978, recorded August 7, 1978 in volume 1084 at page 734 of the RMC Office for Greenville County, Greenville, SC.

which has the address of 402 Drewry Road, Taylors, SC 29687 (Street) (City) (herein "Property Address"); (State and Zip Code)

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.

SOUTH CAROLINA - 1 to 4 Family - 6-75 - FNMA/FHLMC UNIFORM INSTRUMENT

#09-155845-27 \$8,132.28

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