

FILED
GREENVILLE, S.C.

JUN 28 3 33 PM '83

MORTGAGE

BOOK 1613 PAGE 442

DONALD S. WATKINS
R.M.L.C.

THIS MORTGAGE is made this 23rd day of June 19.83, between the Mortgagor, Marvin A. Mills (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 One Hundred Fifty Thousand and No/100 (\$150,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 23, 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 years and 1 month from date hereof;

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 in Austin Township, Greenville County, State of South Carolina, on a County Road on waters of Horse Pin Creek and according to the plat made by C. O. Riddle in August, 1954, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on a County Road, joint corner of this tract and property now or formerly of J. C. Burdette, running thence along the said county road S. 2-02 W., 1,928.2 feet to an iron pin on the Northern side of a second county road; thence running S, 78-10 E., 450.3 feet to an iron pin on the Southern side of said county road; running thence along said county road the following courses and distances to-wit: S. 75-16 E., 157.7 feet; S. 65-03 E., 196 feet thence S. 59-16 E., 850 feet; S. 49-25 E., 234.5 feet; S. 35-19 E., 137.6 feet to an iron pin in the center of a bridge; running thence N. 65-28 E., 645.7 feet to a stake on the Southern bank of Horse Pin Creek; thence crossing Horse Pin Creek, N. 19-22 W., 443 feet to an iron pin; thence N. 56-08 E., 336.3 feet to an iron pin; running thence N. 40-08 W., 809.5 feet to a stone; thence N. 55-44 E., 194.7 feet to an iron pin in the center of a branch; running thence up the said branch the following courses and distances, to-wit: N. 26-47 W., 234 feet; N. 88-32 W., 238 feet; N. 70-47 W., 245 feet; N. 37-32 W., 105 feet; S. 89-17 W., 83.7 feet; N. 67-38 W., 175.4 feet; S. 77-08 W., 146.7 feet; S. 63-45 W., 125.1 feet; N. 86-21 W., 146 feet; N. 40-45 W., 187.8 feet; N. 69-47 W., 75.6 feet; N. 13-15 W., 82.2 feet; N. 40-57 W., 111.8 feet to a post oak stump at head waters of said creek; running thence N. 41-27 W., 717.4 feet to an iron pin in a county road, point of beginning. Containing 81 acres, more or less.

LESS, HOWEVER, that lot, triangular in shape, containing 2.77 acres, more or less, conveyed by deed dated July 15, 1966, to William Larry Mahaffey and Janet B. Mahaffey recorded in Deed Book 802 at Page 341 of the RMC Office for Greenville County.

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which has the address of Jonesville Road Simpsonville, S.C. (herein "Property Address"); (Street) (City) (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.

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS COMMISSION
DOCUMENTARY TAX STAMP
JUN 28 1983
\$60.00

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