

JUL 11 6 11 AM '93  
MORTGAGE

Documentary Stamps are  
figured on the amount  
financed \$9,882.96  
BOOK 1314 PAGE 921

# MORTGAGE

THIS MORTGAGE is made this 20 day of June 1983, between the Mortgagor, John W. Jordan, III and Ada R. Jordan (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 Eighteen thousand, nine hundred, twenty-one and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 20, 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 June 20, 1993;

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, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Simpsonville, on the western side of Shaddock Drive, and being shown and designated as Lot No. 203 on plat entitled "Section No. IV, Brentwood" by Piedmont Engineers & Architects, dated March 12, 1974, and recorded in Greenville County Plat Book 5-D at Page 43, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the western side of Shaddock Drive at a joint front corner with Lot 212, and running thence with the western edge of Shaddock Drive, S. 20-03 E. 124.58 feet to a point at the intersection of Shaddock Drive with Doral Way: thence with said intersection, S 26-03 W. 34-68 feet to a point on the northern edge of Doral Way: thence with the northern edge of Doral Way, S. 72-08 W. 100 feet to a point at the joint corner with Lot 204: thence with the joint line with Lot 204, N. 18-59 W. 149.76 feet to a point at the common intersection with Lots 204 and 212: thence with the joint line with Lot 212, N. 72-09 E. 122.18 feet to the point of beginning.  
(18 (899) 319.2-1-131)

This is that same property conveyed by deed of Associated Builders & Developers, Inc. to John W. Jordan, III, dated April 14, 1982, and recorded April 14, 1982 in Volume 1165 at Page 357 of RMC Office for Greenville County, S.C.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above described property.

This is that same property conveyed One-Half (1/2) interest by deed of John W. Jordan, III, to Ada R. Jordan, dated April 29, 1982 and recorded May 10, 1982 in Volume 1166 at Page 657 of RMC Office for Greenville County, SC.

Also: All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 204 on plat of Brentwood, Section No. IV, recorded in the RMC Office for Greenville County in Plat Book 5D, Page 43, having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Doral Way, joint front corner of Lots 204 and 205 and running thence with the common line of said lots, N 18-59 W 149.79 feet to an iron pin: thence turning and running along the common line of Lots 204 and 211, N 72-09 E. 110.0 feet to an iron pin: thence turning and running along the common line of Lots 204 and 203, S. 18-59 E. 149.76 feet to an iron pin: thence turning and running along the northern side of Doral Way, S. 72-08 W. 110.0 feet to an iron pin, the point of BEGINNING.

This is that same property conveyed by deed of James C. Leary to John W. Jordan, III and Ada R. Jordan, their heirs and assigns forever: dated June 24, 1983 and recorded in the RMC Office of which has the address of 104 Shaddock Dr. Simpsonville, S. C. 29681

(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.

