



21362.56

SECOND MORTGAGE

BOOK 1315 PAGE 723

THIS MORTGAGE is made this 13th day of JUNE 1983 between the Mortgagor, Milford J. Payne (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 Thirty Three thousand six hundred fifteen and 12/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 13, 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 July 1990

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 buildings and improvements thereon, situate, lying and being in Grove Township, in the County of Greenville, South Carolina, at the northwestern corner of the intersection of S.C. Highway 20 and Golden Grove Circle, being known and designaed as Laot A as shown on plat of Property of Golden Grove Properties, Inc. dated February 7, 1971, prepared by R. D. Garrison, and having according to said palt, the following metes and bounds, to wit:

BEGINNING at an iron pin at the northwestern corner of S.C. Highway 20 and Golden Grove Circle and running thence along S.C. Highway 20, N. 4-55 E131 feet to an iron pin at the corner of property nor or formerly belonging to McBee; thence along McBee line, N. 82-05 W. 184.2 feet to an iron pin; thence S 2-42W. 144.7 feet to an iron pin onthe northern side of Golden Grove Circle thence along Golden Grove Circle; S. 86-22 E. 178.4 feet to the point of beginning; this being the same property conveyed to the Grantor and Grantee herein by deed of Golden Grove Properties, Inc., dated June 19, 1973 and recorded in the Greenville County R.M.C. Office in Deed Book 977 at Page 201.

This is the same property conveyed by deed of Golden Grove Properties, Inc. to Milford J. and Sharon K Payne by deed dated 6-19-73 recorded 6-20-73. in Deed Volume 977 at page 201 in the RMC Office for Greenville County, S.C.

This is also that same property conveyed by deed of Sharon Kay Payne (her one-half undivided interest) to Milford J. Payne dated 8-18-77 and recorded 8-19-77 in Deed Volume 1063 at Page 97 in the RMC office for Greenville County, SC.

which has the address of Lot A, Golden Grove Estates Piedmont, S.C. 29673 (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 seized 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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