

MORTGAGE

THIS MORTGAGE is made this 20 day of MAY, 1983, between the Mortgagor, REESE H. BABB AND AZALEA J. BABB (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 Twenty Nine Thousand Eleven and 20/100 (\$29,011.20) Dollars, which indebtedness is evidenced by Borrower's note dated MAY 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 1, 1988

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 the building and improvements thereon, situate, lying and being in the Town of Fountain Inn, County of Greenville, State of South Carolina, being known and designated as Lot 109 of plat of Stonewood Subdivision which plat is recorded in the RMC Office for Greenville County in Plat Book 4F, Page 16 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of the curve of Demorest Circle and running thence N. 51-12 W., 224.7 feet to an iron pin; thence S. 72-30 W., 55 feet to an iron pin; thence S. 29-25 E., 215 feet to an iron pin; thence S. 89-00 E., 171.4 feet to an iron pin on Demorest Circle; thence around the curve of Demorest Circle N. 52-56 W., 68.9 feet; and continuing around the curve of Demorest Circle N. 10-06 E., 30 feet to the point of beginning.

This is the same property conveyed by deed of Karl R. Nisius and Mary C. Nisius to Reece H. Babb, Sr. and Azalea J. Babb by deed dated May 25, 1979, recorded May 29, 1979 in Deed Volume 1103 at Page 530 in the R. M. C. Office for Greenville County, South Carolina.

which has the address of 103 DEMOREST CIRCLE FOUNTAIN INN
(Street) (City)
SC 29644 (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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