

JUL 14 3 29 PM '83

THIS MORTGAGE is made this 8th day of June 1983, between the Mortgagor, Verlon and Catherine Farris (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 fifteen thousand thirty four and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 8, 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 15, 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 in the County of Greenville, State of South Carolina, Situate, lying and being on the eastern side of Singing Pines Drive and being known and designated as Lot No. 1 on a plat of RIVERWOOD Subdivision recorded in the RMC Office for Greenville County in Plat Book NNN at Page 19 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

THIS is the same property as that conveys to the Grantors herein by deed from Boyd D. Mills and Helen D. Mills recorded in the RMC Office for Greenville County in Deed Book 1058 at Page 824 on June 17, 1977. -I66-255-1-4 THE Grantees herein assume and agree to pay that certain mortgage given to United Federal Savings and Loan Association recorded in the RMC Office for Greenville County in Mortgage Book 1401 at Page 417 on June 17, 1977, in the original amount of \$37,000.00 and having a present balance of \$36,591.42.

THE mailing address of the Grantees herein is Route 11, Singing Pines Drive, Greenville, South Carolina 29611.

This is that same property conveyed by deed of Charles A. Wardlaw and Joyce E. Wardlaw to Verlon Farris and Catherine Farris, dated 7/6/78, recorded 7/7/78, in Volume 1082, at Page 637, in the RMC Office for Greenville County, SC.

which has the address of Rt. 13 Singing Pines Greenville, SC 29611 (herein "Property Address");

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.

