



MORTGAGE

Documentary Stamps Financed On Amount Financed

Documentary Stamps are figured on the amount financed: \$ 2,757.68

BOOK 1617 PAGE 389

THIS MORTGAGE is made this 7th day of June 19 83, between the Mortgagor, Gerald J. French and Joyce M. French (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 Three thousand one hundred eighty-six and 24/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 7th, 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, 1985.

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:

(1) All that certain piece, parcel or tract of land in Oaklawn Township, Greenville County, State of South Carolina, situate on both sides of the road, leading from Old Hundred Road, (now known as Davis Road) to Sanoma School, and having the following metes, according to a plat made by the Carolina Surveying Company, R.B. Bruce, Registered Land Surveyor No. 1952, dated October 13, 1975, which plat is to be recorded in the R.M.C. Office for Greenville County, South Carolina, and more particularly described as follows: and containing 2.22 acres, in Plat Book 5-N, at Page 103:

BEGINNING at an old iron pin at the common corner of lands owned by Trollingwood Subdivision and Pelham Ross, Jr., thence, S.53-26W for 478.8 feet along the common property line with Pelham Ross, Jr., to an iron pin; thence, N. 32-33 W. for 145.3 feet to an iron pin; thence, S 37-00 W. for 14.8 feet to an iron pin; thence, N 56-19W. for 22.2 feet to an iron pin, along the common property lines with Pelham Ross, Jr.; thence, N. 41-16 E for 456.1 feet along the common property line of land now owned by Walter Lee Davis to an old iron pin; thence, S. 46-22 E. for 261.8 feet along the common property line with Trollingwood Subdivision, to BEGINNING point.

(2) All that piece, parcel or lot of land in Oaklawn Twonship, Greenville, County, State of South Carolina, lying and being on the North side of Old Hundred Road, containing 3.44 acres, more or less, and having according to a plat entitled "Survey for Walter Lee Davis", made by Carolina Surveying Co., April 30, 1975, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Old Hundred Road, 25 feet from an old iron pin on the Northeastern side of said road, and running thence with line of other property of the Grantee, N. 43-43 E. 654.4 feet to an old iron pin; thence S. 46-22 E. 258 feet to an old iron pin; thence with the common line of property of the Grantor S. 41-16 W. 456.1 feet to an iron pin; thence N. 55-18 W. 155 feet to an iron pin; thence still with the joint line of property of the Grantor S. 43-38 W. 199 feet to a point in the center of Old Hundred Road, which point is 25 feet from an iron pin on the Northeastly side of said road; thence with center of Old Hundred Road N. 35-20 W. 126.9 feet to a point in the center of said road, the point of beginning.

(3) All that piece parcel or lot of land lying and being in Oaklawn Township, Greenville which has the address of Rt. #3 Box 394 Pelzer, S.C. 29697 (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.

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