

FILED
AUG 21 1983

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Documentary Stamps are figured on
the amount financed \$ 7,322.13

MORTGAGE

THIS MORTGAGE is made this 23rd day of May 1983 between the Mortgagor, E. Porter Huskey (same as Elwyn P. Huskey) (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 Ten Thousand Two Hundred Eighty Three and forty cents Dollars, which indebtedness is evidenced by Borrower's note dated May 23, 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 situate, lying and being in the City and County of Greenville, State of South Carolina, on the southern side of Idlewood Drive (formerly E. Pinchurst Drive) and being known and designated as Lot No. 13 and a portion of Lot No. 12 on plat of Helen M. Powe Property recorded in the R. M. C. Office for Greenville County in Plat Book "P", at Page 65, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southern side of Idlewood Drive at the joint front corner of Lots Nos. 13 and 14 and running thence along the joint line of said lots S. 1-15 W. 197 feet to an iron pin; thence N. 89-52 W. 98.2 feet to an iron pin, thence N. 1-15 E. 197 feet to an iron pin; thence along the southern side of Idlewood Drive S. 89-52 E. 98.2 feet to the point of beginning.

The above is the same property conveyed to the grantor by deed recorded in Deed Book 341 at Page 493.

DERIVATION CLAUSE: This is the same property conveyed by deed of Roy Jack Dill, Sr to Elwyn P. Huskey, dated 5-6-66, recorded 5-6-66, in volume 797 at page 636 of the RMC Office for Greenville County, SC.

which has the address of 22 Idlewood Drive, Greenville, South Carolina 29609 (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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