

FILED
AUG 21 1983
E. S. ...

2519 : 134
Documentary Stamps are figured on
the amount financed: \$ 9,142.66

MORTGAGE

THIS MORTGAGE is made this 8th day of June 1983, between the Mortgagor, Billy Joe Rogers and Doris Rogers (Same as Billy Joe Rogers)

(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 Twelve thousand, eight hundred, fifty-eight and 00/100 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 July 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 certain piece, parcel or lot of land lying and being on the northerly side of Patti Drive, near the City of Greenville, S.C., and being designated as Lot No. 24 on the plat of Staunton Heights as recorded in the RMC Office for Greenville County, S.C. in Plat Book RR, page 167, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Patti Drive, joint front corner of Lots 24 and 25, and running thence along said Drive N 77-0 W 70 feet to an iron pin at the corner of Patti Drive and future street; thence around said corner on a curve, the chord of which is N 32-0 W 35.5 feet to an iron pin on the easterly side of future street; thence along said street N 13-0 E 191.5 feet to an iron pin; thence S 72-30 E 95.3 feet to an iron pin, joint rear corner of Lots 24 and 25; thence along the common line of said lots S 13-0 W 209 feet to an iron pin, the point of beginning.

For restrictions applicable to this subdivision see Deed Book 747, page 5.

GRANTEE TO PAY 1964 TAXES.

This is the same property conveyed by Deed of Dempsey Construction Company, Inc. unto Billy Joe Rogers and Doris Rogers, dated September 29, 1964 recorded October 5, 1964, in the RMC Office for Greenville County, S.C., volume 759 page 37.

which has the address of 18 Patti Drive Greenville
S.C. 29611 (Street) (City)
(State and Zip Code) (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.

0137

1328 W.D.