

Documentary stamps figured amount
financed - \$8,946.00

1983

AUG 3 11 46 AM '83 MORTGAGE

JUNNIE S. SLEY
R.M.C.

THIS MORTGAGE is made this 28 day of July 1983, between the Mortgagor, WILLIAM T. OWENS (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 Thirteen Thousand Seventy One and 00/100 (\$13,071.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 28, 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 August 5, 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 situate, lying and being in the County of Greenville, State of South Carolina, and being known and designated as part of Lot 4 on the Southern side of West Georgia Road, according to a Plat of W. G. Raines, prepared by Dalton & Neves, Engineers, dated August, 1973, and recorded in the R.M.C. Office for Greenville County in Plat Book 4-X at Page 65, and by a more recent plat entitled "Property of William T. Owens" being part of Lot 4, containing 2.06 acres, prepared by Dalton & Neves, Engineers, dated June, 1983, and recorded of even date in Plat Book 4-X at Page 11, and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed to the Mortgagor herein by deed of Gordon E. Keene and Phillis G. Keene, said deed being dated of even date and recorded in the R.M.C. Office for Greenville County in Deed Book 1113 at Page 710.

ALSO: All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown as Lot No. 5 on Plat of W. G. Raines, recorded in Plat Book 4-X at Page 65, and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed to the Mortgagor herein by deed of Virginia D. Turner, recorded on October 6, 1980 in Deed Book 1134 at Page 967 in the R.M.C. Office for Greenville County.

which has the address of Rt. 3, W. Georgia Road, Pelzer, S. C. 29669 (Street) (City) (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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