

Documentary taxes are figured on the amount listed as \$ 12,657.44

MORTGAGE

THIS MORTGAGE is made this... day of... July... 1983, between the Mortgagor, Carl W. Cockfield and Elizabeth Ann Cockfield... (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... Twenty-six thousand... ninety-seven and 60/100... Dollars, which indebtedness is evidenced by Borrower's note dated... July 1, 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 15, 1993...

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 strip of land 20 feet in width and containing 0.11 acre, more or less as shown on plat thereof prepared by John C. Smith, dated December 29, 1978, recorded in the Greenville County R. M. C. Office in Plat Book 6-Y at Page 53, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Camden Drive at the joint corner of the within strip and other property of the Grantees and running thence, along Camden Drive S. 86-00-30 E., 20 feet to a point; thence, along a new line through property of the Grantors, S. 03-59 W., 231.07 feet to a point; thence N. 86-23 W., 20.0 feet to a point; thence N. 03-59 E., 231.2 feet to a point on the southern side of Camden Drive, the point and place of beginning.

This is the same property conveyed by deed of Larry Don Sherman to Carl W. and Elizabeth Ann Cockfield by deed dated 3/31/77 and recorded 4/1/77 in Deed Vol. 1053 at Page 873 in the R.M.C. Office for Greenville County, South Carolina.

ALSO, all that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being designated as Lot No. 3 on the Southern side of Camden Drive as shown on an unrecorded plat of Rockvale Addition, dated October, 1959, made by J. Mac Richardson, RLS, and being more particularly described as follows:

BEGINNING at an iron pin on the Southern side of Camden Drive at the joint front corners of Lots No.s 2 and 3, and running thence along the line of lot 2, S.3-59 W.231.9 feet to an iron pin; thence S.86-23 E.107 feet to an iron pin at the joint rear corners of Lots Nos. 3 and 4; thence along the line of Lot No. 4, N.3-59 E.231.2 feet to an iron pin on the Southern side of Camden Drive; thence with Camden Drive, N.86.01 W.107 feet to an iron pin, the point of beginning, conveyed by deed of Ralph and Mary Moran to Carl and Elizabeth Ann Cockfield by deed dated 12/28/78, recorded 1/5/79 at Volume 1094 at Page 851 in the RMC Office for Greenville County, S. C.

which has the address of Rt. 5, Camden Drive... Piedmont... SC 29673... (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 for 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, herby 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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