

MORTGAGE

Documentary Stamps are figured on
the amount financed: \$ _____

SP# 1620 PAGE 717

THIS MORTGAGE is made this 13TH day of June 19 83 between the Mortgagor, Larry W. Self (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Thousand Six Hundred Ninety One and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 13, 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, 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:

LARRY WAYNE SELF, his heirs and assigns forever;

My undivided one-half interest in and to: ALL that piece, parcel of lot of land in the City of Mauldin, being known and designated as Lot No. 38 as shown on plat of Brookside, Section Two, which plat is recorded in the Office of the R.M.C. for Greenville County, S.C., in Plat Book 5D at page 24, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Stoneybrook Trail, the joint front corner of Lots 37 and 38, and running thence with the joint line of said lots, S. 4-00 E. 165 feet to an iron pin in the rear line of Lot 30; thence with the line of Lot 30, S. 88-33 W. 112.6 feet to an iron pin, joint rear corner of Lots 38 and 39; thence with the joint line of said lots, N. 4-00 W. 160 feet to an iron pin on the south side of Stoneybrook Trail; thence with the south side of Stoneybrook Trail, N. 86-00 E. 112.5 feet to the point of beginning.

This deed is conveyed by the Grantor to the Grantee subject to all easements, rights of way, restrictions or other encumbrances of record in the Office of the R.M.C. for Greenville County involving such property.

By acceptance of this deed, the Grantee agrees that he will assume and pay the outstanding mortgage on such property held by Fidelity Federal Savings and Loan Association in the original amount of \$40,750.00, such mortgage being recorded in the Office of the R.M.C. for Greenville County in Mortgage Book _____ at page _____

This is the same property conveyed to Larry W. Self and Anita V. Self by deed of Donald E. Baltz, Inc. dated June 2, 1977 and recorded in the Office of the R.M.C. for Greenville County, S.C., on June 3, 1977 in Deed Book 1057, Page 938.

This is the same property conveyed by Deed of Donald E. Baltz, Inc. dated 6-2-77, recorded 6-3-77 in volume 1057 at page 938 of the RMC Office of Greenville County, South Carolina. Continued... which has the address of 109 Stoneybrook Trail, Mauldin, SC 29662

SC 29662 (State and Zip Code) (Street) (City) (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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