

FILED  
GREENVILLE

MORTGAGE

AUG 12 4 21 PM '83

THIS MORTGAGE is made this 12th day of August 1983 between the Mortgagor, REBECCA C. GRIFFETH (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 AND NO/100 (\$10,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 12, 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:

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 on the Northern side of Ikes Road in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 6 on Plat of W. N. Leslie, Inc., prepared by R. B. Bruce, RLS, dated January 24, 1972, recorded in Plat Book 4N at Page 58, and being described, according to said Plat, more particularly, to-wit:

BEGINNING at an iron pin on the Northern side of Ikes Road at the joint front corner of Lots 5 and 6 and running thence along the common line of said Lots N. 03-51 E., 145-feet to an iron pin at the joint rear corner of said Lots; thence S. 86-09 E., 91.5-feet to an iron pin at the joint rear corner of the within-described property and property now or formerly belonging to W. N. Leslie; thence along the common line of said properties S. 07-26 W. 145.3-feet to an iron pin on the Northern side of Ikes Road; thence along said Road N. 86-09 W. 82.8-feet to an iron pin, the point of beginning.

This being the same property conveyed to mortgagor by deed of Jack D. Griffeth as recorded in the R.M.C. Office for Greenville County in Deed Book 1192, at Page 430 on July 15, 1981.

This mortgage is junior in lien to that certain mortgage to Fidelity Federal Savings & Loan Association in the original amount of \$12,200.00 recorded My 2, 1977, in Mortgage Book 1396, at Page 361.

which has the address of 303 Ikes Road Taylors, S. C. 29687 (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 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 herein 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 such limitations, conditions, restrictions listed in a schedule of exceptions to exceptions, in any public instrument of Lender's interest in the Property.