



Documentary Stamps and figures... the amount financed: \$23,200.00

MORTGAGE

1021-323

THIS MORTGAGE is made this 13th day of July 1983 between the Mortgagor, Jack B. Parker and Doris Parker (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 Three Thousand Two Hundred Ninety Two and no/100-- Dollars, which indebtedness is evidenced by Borrower's note dated July 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, 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 lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Austin Township, containing one (1) acre, more or less, according to a plat made by Joe E. Mitchell, RLS and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of a paved state highway leading to Cross Road Church as shown on said plat; running thence N. 17-31 W. 210 feet to an iron pin; thence N. 74-00 E. 210 feet to an iron pin, thence S. 17-31 E. 210 feet to an iron pin; thence S. 74-00 W. 210 feet to the beginning corner.

This conveyance is intended to convey the same property conveyed to Jack Parker by deed of E. G. Parker and Mary Catherine Parker recorded in the RMC Office for Greenville County in Deed Book 678 at Page 75 and is intended to correct the description of the premises contained in the aforesaid deed. This property is a portion of a 39.3 acre tract conveyed to E. G. Parker and Mary Catherine Parker by deed of Etta Phillips recorded in RMC Office for Greenville County in Deed Book 288 at Page 6. The one-half (1/2 interest) of E. G. Parker has since passed to Mary Catherine Phillips Parker by will of E. G. Parker as set forth in the Probate Court for Greenville County in Apartment 1103 File 3. Above deed was recorded in RMC Office for Greenville County July 14, 1961.

This is that same property conveyed by deed of Mary Catherine Phillips Parker to Jack B. Parker and Doris B. Parker dated March 24, 1978 and recorded March 30, 1978 in Deed Volume 1076 at Page 75 in the RMC Office for Greenville County, SC.

ALSO ALL that certain tract or parcel of land, situate, lying and being in Austin Township, Greenville County, South Carolina, containing one (1) acre, more or less and being a portion of a 39.3 acre tract of land as shown on plat made by H. S. Brockman Surveyor, on March 19, 1936 and being recorded in the Clerk's Office for Greenville which has the address of Route 5, Box 291 Simpsonville (City)

SC 29681 (herein "Property Address"); (State and Zip Code)

CONTINUED

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.

21-023-11 5/15/11

23,200.00

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