



Documentary Stamps are figured on the amount financed: \$ 2,426.00

MORTGAGE

600 1021 426

THIS MORTGAGE is made this 1st day of August 1983 between the Mortgagor, A. L. Windham and Deborah B. Windham (same as Deborah L. Beddingfield) (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 Twenty Eight and 40/100 (\$23,228.40) Dollars, which indebtedness is evidenced by Borrower's note dated August 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 August 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 piece, parcel or lot of land, with all improvements thereon containing 9.92 acres, more or less, situate, lying and being on the northern and southern sides of Carr Road in the County of Greenville, State of South Carolina, being shown and designated on plat of Deborah B. Windham, formerly Deborah L. Beddingfield, prepared by Freeland and Associates, dated September 14, 1982, recorded in Plat Book 9D at Page 84 and being described more particularly, according to said plat, to-wit:

BEGINNING at a point in the center of Carr Road which point is 1,558 feet more or less from the intersection of said Road and Reedy Fork Road and running thence along the center line of a creek the following courses and distances: N 46-47 E 122.24 feet, N 56-01 E 180.03 feet, N 4-15 W 40.79 feet, N 68-27 E 89.01 feet, N 29-48 W 53.28 feet, N 21-37 E 25.75 feet, N 52-05 E 49.21 feet, S 56-13 E 26.02 feet; thence leaving the center line of said creek and running S 00-42 E. 445.31 feet to an iron pin; thence S 3-34 E 762.37 feet to an iron pin; thence S 18-03 E, 346.56 feet to an iron pin; thence S 84-27 W, 246.85 feet to an iron pin; thence N 21-14 W, 1195.15 feet to an iron pin; thence N 78-02 E, 160.2 feet to an iron pin; thence N 13-40 E, 219.34 feet to a nail and cap in the center of Carr Road; thence along the center of said Road the following courses and distances: N 65-59 W 34 feet, N 65-03 W 39.12 feet, N 58-52 W 29.10 feet, N 51-40 W 38.23 feet, N 42-13 W 34.76 feet to the point of beginning.

This being the same property conveyed unto Deborah L. Beddingfield, now known as Deborah B. Windham, by deed of Fred C. Carson, Ruth Ann Carson, and Mildred C. Chapman, dated June 13, 1980 and recorded June 16, 1980 in Deed Volume 1127 at Page 513 in the RMC Office for Greenville County, SC.

This is also that same property conveyed by deed of Deborah B. Windham, formerly Deborah L. Beddingfield (One-half interest) to A. L. Windham dated September 24, 1982 and recorded September 27, 1982 in Deed Volume 1174 at Page 655 in the RMC Office for Greenville County, SC.

which has the address of Carr Road, Route 4, Piedmont (City) SC 29673 (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 (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.

0429

4328-113