

FILED
GREENVILLE

MORTGAGE

1983-08-09

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THIS MORTGAGE is made this 9th day of August 1983, between the Mortgagor, William H. Phillips (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 Eight Hundred Eighty Three and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 9, 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 8-20-93

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 in the County of Greenville, State of South Carolina, on the south side of McMakin Drive and being known and designated as Lot No. 12 on plat of DUKELAND PARK Subdivision recorded in the REC Office for Greenville County in Plat Book J at Page 221 and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

This is that property conveyed to Mortgagor by deed of Bobby J. Vest and Lottie B. Vest recorded March 24, 1982 in the REC Office for Greenville County, South Carolina, in Deed Book 1164 at Page 277.

which has the address of 305 McMakin Drive Greenville SC 29609 (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 scheduled encumbrances and restrictions listed in a schedule of exceptions to coverage in any title insurance policy issued by Lender or its agent on the Property.

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