

Documentary Stamps are figured on  
the amount financed \$ 17,500.00

# MORTGAGE

THIS MORTGAGE is made this 6th day of July 19 83 between the Mortgagor, Richard L. Seigler and Aleatbia S. Seigler (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 Seventeen Thousand Five Hundred Eighteen and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 6, 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 1, 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 of that lot of land in the County of Greenville, State of South Carolina, known as Lot 29 on Plat of Grand View Hills, recorded in the RMC Office for Greenville County in Plat Book WW at page 52 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Arrowhead Road, which iron pin is situate 85 feet southwest of the curved intersection of Holloway Circle, and running thence S 40-09 E 200 feet to an iron pin; thence S 49-51 W 137.5 feet to an iron pin; thence N 40-09 W 200 feet to an iron pin on the southeastern side of Arrowhead Road; thence with said Road N 49-51 E. 137.5 feet to the point of beginning.

This is that same property conveyed by deed of Robby Joe Jones to RICHARD L. SEIGLER dated June 9, 1972 and recorded June 12, 1972 in Deed Volume 946 at Page 160 in the RMC Office for Greenville County, SC.

which has the address of Route 5 Arrowhead 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 unincumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to and in compliance with the restrictions listed in a schedule of exceptions to coverage in any title insurance policy covering the Property.

SOUTH CAROLINA FIRST TRUST MORTGAGE INSTRUMENT

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729 W. 21