

REC'D
AUG 24 1983
Book 5

MORTGAGE

Documentary Stamps are figured on
the amount financed: \$ 13,400.00

THIS MORTGAGE is made this 25 day of July 1983, between the Mortgagor, Timothy L. Peck and Mary L. Peck (same as Timothy Laurance Peck and Mary Luanne B. Peck) (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 Thirteen Thousand Four Hundred Thirty One Dollars and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 25, 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 20, 1988

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 situate, lying and being on the southern side of Sycamore Drive, in the City of Greenville, County of Greenville, State of South Carolina, and known and designated as Lot No. 115 of a subdivision known as East Lynne Addition, plat of which is recorded in the RMC Office for Greenville County in Plat Book H, at page 220. Said lot having such metes and bounds as shown thereon.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property.

This is the identical property conveyed to the Grantor herein by deed of Charles Francis Sweat, dated September 12, 1963, recorded September 17, 1963, in the RMC Office for Greenville County in Deed Book 732, at page 3.

Derivation: This is the same property conveyed by deed of John A. Mullis to Timothy L. Peck and Mary L. Peck, dated 1-5-79, recorded 1-5-79, in volume 1094, at page 382 in the R.M.C. Office for Greenville County, SC.

which has the address of 213 Sycamore Drive Greenville
South Carolina 29607 (herein "Property Address");
(State and Zip Code)

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 form 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 entire heretofore described property, and that Borrower has the right to mortgage, grant and convey the Property, that the Property is not subject to any lien or claim of any person other than the Property taxes, and that Borrower is not aware of any other liens or claims against the Property, except as set forth in the Schedule of Liens and Claims attached hereto.

SOUTH CAROLINA

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