



Documentary Stamps are figured on the amount financed: \$12658.81.

MORTGAGE

BOOK 1623 PAGE 978

THIS MORTGAGE is made this 21 day of July 19 83, between the Mortgagor, Curtis C. Craig (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 Three Hundred Twenty Three Dollars and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 21, 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 8-15-93.

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 lot of land situate, lying and being on the north side of East Faris Road in the City and County of Greenville, State of South Carolina, being shown as Lot 16 on Plat of Addition No. 2 to Forest Hills, revised by Dalton & Neves, Engineers, July 1940, recorded in the R.M.C. Office for Greenville County in Plat Book "J", at Page 213, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of East Faris Road, joint front corner of Lots 16 and 17 and running thence with the line of Lot 17 N. 26-19 W. 170 feet to an iron pin; thence N. 64-30 E. 75 feet to an iron pin, joint rear corner of Lots 15 and 16; thence with the line of Lot 15 S. 26-19 E. 170 feet to an iron pin on the north side of East Faris Road; thence with the north side of East Faris Road S. 64-30 W. 75 feet to the beginning corner.

This is the same property conveyed to the Grantor and Grantee herein by deed of Helen S. Duckworth, recorded in the R.M.C. Office for Greenville County on December 2, 1971, in Deed Book 931, at Page 104.

This conveyance is subject to all restrictions, setback lines, roadways, easements, and rights-of-way, if any, affecting the above-described property.

This the same property conveyed by deed of Helen S. Duckworth to Curtis Cheek Craig and Virginia S. Craig, dated 12-2-71, recorded 12-2-71, in volume 931, at page 104. in the R.M.C. Office for Greenville County, SC.

This also that same property conveyed by deed of Virginia S. Craig to Curtis Cheek Craig, Dated December 8, 1981, Recorded December 9, 1981, in Deed Volume 1159, at Page 321 at the RMC Office for Greenville County, SC. (One-half undivided interest)

which has the address of 413 E. Faris Rd., Greenville, South Carolina 29605 (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 seised 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.

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