

FILED  
SEP 14 1983  
S. CAROLINA

**MORTGAGE**

Documentary Stamps are figured on the amount financed: \$ 30,000.00

THIS MORTGAGE is made this 25th day of July 1983, between the Mortgagor, Charles W. Morris and Christine S. Morris (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 Fifty Thousand Three Hundred Eighty Eight and no/100 (\$50,388.00) 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 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 of that parcel or lot of land in the Chick Springs Township of Greenville County, South Carolina, lying south of the State Park (Batson Road), about four miles east of the City of Greenville and near the Old Reid School Property being shown on a plat of property made for Clifton H. and Maude D. Simmons by C. O. Riddle, Surveyor, Dated January, 1968, to be hereafter recorded and having the following courses and distances:

BEGINNING on an iron pin on the J. E. Batson line, the northeastern corner of the lot conveyed herein and runs thence with the Batson line, S. 16-17 W. 417.5 feet to an iron pin; thence N. 73-43 W. 417.5 feet to an iron pin at corner of right-of-way of proposed road or street; thence N. 16-17 E. 417.5 feet to an iron pin; thence S. 73-43 E. 417.5 feet to the beginning, containing four (4) acres, more or less, and being a portion of that property conveyed to the grantors by deed on record in the RMC Office for Greenville County in Volume 253, at page 105.

This is that same property conveyed by deed of Clifton H. Simmons and Maude D. Simmons to Charles W. Morris and Christine Simmons Morris, dated Feb. 14, 1968 and recorded Feb. 14, 1968, in deed volume 837, at page 595, in the RMC Office for Greenville County, Greenville, SC.

which has the address of Route 5, State Park Rd. Greenville SC 29609 (herein "Property Address"); (Street) (City) (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 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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