

FILED  
GREENVILLE S.C.

REC-1625 PAGE 953

SEP 15 4 44 PM '83

**MORTGAGE**

JOHN R. SNEY

THIS MORTGAGE is made this 15th day of September, 1983, between the Mortgagor, William A. Moore and Norma W. Moore (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, 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").

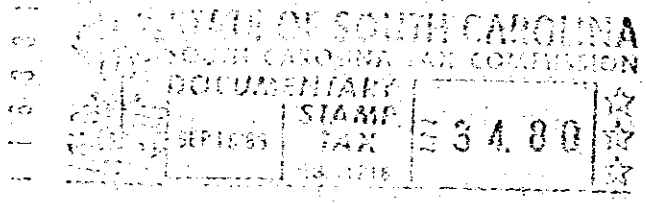
WHEREAS, Borrower is indebted to Lender in the principal sum of 87,000.00 - **EIGHTY-SEVEN THOUSAND AND NO/100 (\$87,000.00)** Dollars, which indebtedness is evidenced by Borrower's note dated September 15, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2013.

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 on the western side of Dovetree Drive in the County of Greenville, State of South Carolina, being shown as the major portion of Lot 117 on a plat of the property of Dovetree Subdivision recorded in Plat Book 4-R at pages 8 through 10 in the R.M.C. Office for Greenville County, and also being shown as the major portion of Lot 117 on a plat of the property of William A. Moore and Norma W. Moore dated September 9, 1983, prepared by Freeland & Associates recorded in Plat Book 9-2 at page 79 in the R.M.C. Office for Greenville County, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Dovetree Drive at the joint front corner of Lot 117 and Lot 118 and running thence with Lot 118, N. 78-03 W. 145.10 feet to an iron pin at the joint rear corner of Lot 117 and Lot 118; thence with a new line through Lot 117, N. 32-05 E. 253.77 feet to an iron pin on Dovetree Drive; thence with said drive S. 58-40 E. 8.2 feet to an iron pin; thence S. 12-32 E. 75 feet to an iron pin; thence S. 1-58 E. 90.10 feet to an iron pin; thence S. 13-51 W. 79.9 feet to the point of beginning.

This being the same property conveyed to mortgagors by deed of Threatt Enterprises, Inc. dated September 15, 1983, and recorded September 15, 1983, in Deed Book 1196 at page 350, R.M.C. Office for Greenville County.



which has the address of Route 10, 509 Dove Tree Road, Greenville, (City)  
South Carolina 29607 (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 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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