

FILED
SEP 29 1983
Doris S. Tankersley

Documentary Stamps are figured on
the amount financed. \$ 11,283.52

MORTGAGE

BOOK 1628 PAGE 29

THIS MORTGAGE is made this 8 day of August 1983 between the Mortgagor, Reese H. Babb and Azalea J. Babb (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 Fifteen thousand eight hundred seventy-four and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 8, 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 September 1, 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 lying, being and situate in the County and state aforesaid, Fairview Township and in the town of Fountain Inn, containing 46/100 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at corner of lot formerly belonging to W.T. Stewart, now M.L. Willis, and running thence S. 7 1/4 W. 208 feet to an iron pin; thence S. 84 1/2 W. 100 feet to an iron pin; thence N. 7 1/4 E. 208 feet to an iron pin; thence N. 84 1/2 E. 100 feet to an iron pin, the beginning corner, and bounded by lot of M.L. Willis, E.S. Armstrong, Babb Street and others.

This being the same property conveyed to Reese H. Babb and Azalea J. Babb by deed of Remelle R. Boyd, recorded May 26, 1983 in Deed book 1188, Page 895, in the R.M.C. Office for Greenville County.

which has the address of 103 Babb Street, Fountain Inn, SC 29644 (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.

RECORDED

11,283.52