



Documentary Stamps are figured on the amount financed: \$ 15,000.00

# MORTGAGE

BOOK 1628 PAGE 41

THIS MORTGAGE is made this 21st day of June 1983 between the Mortgagor, James T. and Betty J. Hargrove (same as Betty K. Hargrove) (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 Eight Thousand Nine Hundred Fifty One and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 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 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 that certain piece, parcel or lot of land situate, lying and being on the Northern side of Patti Drive near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 31 as shown on a plat of Staunton Heights, prepared by Dalton and Neves, Engineers, dated February, 1964, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book RR at page 167, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the Northern side of Patti Drive at the joint front corner of Lots Nos. 30 and 31, and running thence with the line of Lot No. 30 N. 3-0 E. 168.3 feet to an iron pin in the line of Tract No. 3; thence with the line of Tract No. 3 S. 72-30 E. 93.29 feet to an iron pin at the joint rear corner of Lots Nos. 31 and 33; thence with the rear lines of Lots Nos. 33 and 32 S. 13-0 W. 161 feet to an iron pin on the Northern side of Patti Drive; thence with the Northern side of Patti Drive N. 77-0 W. 93 feet to the point of beginning.

This is a portion of the property conveyed to the grantor herein by deed of May Theodore, dated February 7, 1964, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 742 at page 97.

This is the same property conveyed by deed of Dempsey Construction Company unto James T. and Betty K. Hargrove, dated July 9, 1964, recorded July 9, 1964 in volume 752 at page 505 of the R.M.C. Office for Greenville County, Greenville, South Carolina.

which has the address of 4 Patti Drive, Greenville, S.C., 29611 (Street) (City) (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 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.

