

FILED
SEP 29 1983
Conrad S. Iskersky

Documentary Stamps are figured on
the amount financed: \$ 8057.24.

MORTGAGE

BOOK 1628 PAGE 53

THIS MORTGAGE is made this 22nd day of August 1983, between the Mortgagor, John T. Moore, Jr. and Juanita B. Moore (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 Eleven Thousand Two Hundred and Twenty Six Dollars & 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 22, 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 20, 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 lot of land in Greenville County, State of South Carolina, being known and designated as Lot 39 on plat of Wade Hampton Gardens recorded in Plat Book MM at page 199 and described as follows:

BEGINNING at an iron pin on the western side of Waddell Road at the front corner of Lot 38 and running thence with the line of said lot, N. 73-29 W. 159 feet to an iron pin in rear line of Lot 33; thence with rear lines of Lots 33 and 32, S. 18-57 W. 110.1 feet to an iron pin, rear corner of Lot 40; thence with the line of said lot, S. 73-29 E. 163.7 feet to an iron pin on the western side of Waddell Road; thence with the western side of said Road, N. 16-31 E. 110 feet to the point of beginning.

This being the same property conveyed to the grantors herein by deed recorded in Deed Book 683 at page 248.

This is the same property conveyed by deed of T.C. Threatt and Edward H. Hembree, to John T. Moore, Jr. and Juanita B. Moore, dated and recorded January 5, 1965 in the RMC Office for Greenville County in Volume 764, at Page 462.

which has the address of 127 Waddell Rd. Greenville, South Carolina 29609 (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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