



300 1928 PAGE 304
Documentary Stamps are figured on
the amount financed: \$ 14,712.79

MORTGAGE

THIS MORTGAGE is made this 17th day of August 1983, between the Mortgagor, Rudolph Green and Patricia Green (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 Five Hundred Eighty Seven and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 17, 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 10, 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 piece, parcel or lot of land situate, lying and being on the Southern side of Host & Miller Place, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 18 as shown on a plat of Canterbury Subdivision, Section I, prepared by Heaner Engineering Co., Inc., dated April 24, 1974, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-Dat page 52 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Host & Miller Place at the joint front corner of Lots Nos. 17 and 18 and running thence with the line of Lot No. 17 S. 08-23-00 W. 108.80 feet to an iron pin in the subdivision property line; thence S. 68-50-00 E. 95 feet to an iron pin at the joint rear corner of Lots Nos. 18 and 19; thence with the line of Lot No. 19 N. 6-21 E. 168.66 feet to an iron pin on the Southern side of Host & Miller Place; thence with the curve of the Southern side of Host & Miller Place, the chord of which is S. 84-45-48 W. 42.59 feet to an iron pin; thence continuing with the curve of the Southern side of Host & Miller Place, the chord of which is S. 65-58-51 W. 53.59 feet to the point of beginning.

This is that same property conveyed by deed of The Fortis Corporation, formerly known as Fortis Enterprises, Inc., to Rudolph Green and Patricia A. Green, dated June 3, 1976, recorded June 3, 1976, in deed volume 1037, at page 374, at the RMC office for Greenville County, SC.

RE-RECORDED: June 29, 1976, in deed volume 1038, at page 825.

which has the address of 103 Host and Miller Place, Piedmont (City) (Street)
SC 29673 (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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1983-10-21