

FILED
GREENVILLE
SEP 30 2 10 11 1983
JOHN R. ...

100-1038-405

MORTGAGE

THIS MORTGAGE is made this 12th day of September 1983 between the Mortgagor, Donald R. Moorhead (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 Five Thousand Seven Hundred Thirty Five and 92/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 12, 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 15, 1990;

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 western side of Tugaloo Bluff near Marietta, in the County of Greenville, State of South Carolina and known and designated as a 5.11 acre tract as shown on plat entitled "Property of Wilson Farms, Inc." prepared by W. R. Williams, Jr., Engineer/Surveyor dated April 14, 1975 and revised December, 1976 recorded in the R.M.C. Office for Greenville County in Plat Book 5-X at Page 70, and having, according to said revised plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Tugaloo Bluff at the joint corner of this tract and a 4.77 acre tract and running thence with the joint line of said tracts N. 16-27 W., 482.5 feet; thence S. 76-12 W. 336.7 feet; thence S. 60-55 W. 142.6 feet; thence S. 59-03 W. 75.2 feet to an iron pin at the joint rear corner of this tract and a 8.40 acre tract; running thence S. 63-49 E. 393.4 feet to an iron pin; thence S. 57-19 E. 164 feet to an iron pin; thence N. 89-58 E. 160.3 feet to an iron pin on the western side of Tugaloo Bluff; thence with the curve of said road S. 12-19 W., 70.7 feet; thence S. 71-48 W. 25 feet to an iron pin, point of beginning.

This is the same property conveyed to the Mortgagor herein by Deed from Wilson Farms, Inc., dated June 9, 1977 and recorded in the R.M.C. Office for Greenville County in Deed Book 1058 at page 543 on June 14, 1977.

RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
ON SEP 30 1983
BY JOHN R. ...

which has the address of Tugaloo Bluff, Travelers Rest, S.C. 29690 (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 seized 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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