



Document No. 1329-258
the amount financed: \$ 4903.12

MORTGAGE

THIS MORTGAGE is made this 12th day of August 1983, between the Mortgagor, William R. Gravely (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 Six Thousand Eight Hundred Eighty Five dollars and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 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 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 with buildings and improvements thereon situate, lying and being in Greenville County, South Carolina and being shown as Lot No. 28 on Shamrock Acres recorded in the R.M.C. Office for Greenville County in Plat Book YY, Page 43 and having, according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin on the southeasterly side of Kingswood Drive at the joint front corner of lots 27 and 28 and running thence with the common line of said lots S. 55-00 E. 190 feet to an iron pin; thence N. 18-22 E. 88.6 feet to an iron pin; thence N. 55-00 W. 165 feet to an iron pin on the southeasterly side of Kingswood Drive; thence with said Drive S. 35-00 W. 85 feet to the point of beginning.

This is that same property conveyed by deed of J. Frank Williams, to William R. Gravely dated August 2, 1962, and recorded August 8, 1962, in deed Volume 704 at page 97, in the RMC office for Greenville County, SC.

which has the address of 201 Kingswood Drive Greenville, SC. 29611 (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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