



Interest and taxes are figured on the amount advanced \$ 12,133.88

MORTGAGE

BOOK 1629 PAGE 676

THIS MORTGAGE is made this 23rd day of September 1983, between the Mortgagor, W. Mike and Teresa J. Landreth (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-three thousand, one hundred forty-five and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 23, 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, 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 in State of South Carolina, County of Greenville, on the northern corner of the intersection of Elizabeth Drive and Edwards Road and being known and designated as a portion of Lot No. 317 on plat of Cherokee Forest, plat of which is recorded in the RMC Office for Greenville County, in Plat Book EE at Pages 78 and 79, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Elizabeth Drive, said pin being at the northernmost corner of the intersection of Elizabeth Drive and Edwards Road and running thence along the northeastern side of Elizabeth Drive, N. 33-30 W. 240.4 feet to an iron pin; thence N. 56-30 E. 95.0 feet to an iron pin; thence with the common line of Lots Nos. 316 and 317, S. 33-30 E. 212.5 feet to an iron pin on the northwestern side of Edwards Road; thence with the northwestern side of said Road, S. 28-30 W. 85.0 feet to an iron pin; thence with the curve of the intersection of Elizabeth Drive and Edwards Road, S. 87-30 W. 23.2 feet to an iron pin, the point of beginning.

THIS being the same property conveyed to the grantors herein by deed of Kenneth W. Reed and Wanda H. Reed, dated May 26, 1978, recorded in the RMC Office for Greenville County, SC on May 26, 1978 in Deed Book 1079 at Page 877.

THIS conveyance is made subject to all restrictions, easements, zoning ordinances of record affecting said property.

This is that same property conveyed by deed of Timothy M. and Elizabeth M. Dorgan to William Michael Landreth and Teresa J. Landreth, dated November 7, 1980, recorded November 10, 1980, in volume 1137 at page 54 of the RMC Office for Greenville County, SC.

which has the address of 417 Elizabeth Drive, Greenville, S.C. 29615 (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.

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