



Documentary Stamps are figured on the amount financed: \$ 5,179.06

# MORTGAGE

BOOK 1629 PAGE 680

THIS MORTGAGE is made this 29th day of August 1983 between the Mortgagor, James Patrick Keese and Linda H. Keese (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- seven dollars and twenty cents (6,007.20) Dollars, which indebtedness is evidenced by Borrower's note dated August 29, 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, 1985

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 in Greenville Township, Greenville County, State of South Carolina, being Lot #99 fronting on Lowndes Hill Road, according to Plat No. 3, property of Overbrook Land Company and Woodville Investment Company made by R. E. Dalton, Engineer, January 1924 and recorded in the RMC Office for Greenville County in Plat Book F, page 218, and being more particularly described as follows:

BEGINNING at an iron pin on the North side of Lowndes Hill Road at the joint corners of Lots 98 and 99; thence N. 76-44 W. 70 feet to an iron pin; thence N. 8-06 E. 179.7 feet to an iron pin; thence S. 89-16 E. 70.3 feet to an iron pin; thence S. 8-06 W. 196.8 feet to Lowndes Hill Road, the point of beginning.

DERIVATION: Deed Book 321 at page 425 and 965 at page 803, Probate Court Apt. 1361 File 14.

This property is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

DERIVATION CLAUSE: This is the same property conveyed by Betty B.Parks A/K/A Betty G. Parks to Lynda H.Keese by deed dated 6-11-76, recorded 6-11-76, in volume 1037 at page 865. in the RMC Office for Greenville County, S. C.

which has the address of 45 Lowndes Hill Road, Greenville S/ 29607 (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.

