



MORTGAGE

BOOK 1630 PAGE 717

Documentary Stamps are figured on the amount financed: \$ 15,085.04

THIS MORTGAGE is made this 14th day of September 1983, between the Mortgagor, Charles R. Hall and Shawna C. Hall (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-nine thousand seventy and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 14, 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 October 1, 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 the County of Greenville, State of South Carolina, on the southwestern side of S.C. Highway No. 418 and having the following description:

BEGINNING at an iron pin on the southwestern side of Highway No. 418 joint front corner with property now or formerly of Dishner and running thence with said highway in a southeasterly direction to an iron pin, joint front corner with Williams; thence S. 58-26 W. 889.25 feet to an iron pin; thence N. 30-13 W. to an iron pin, joint rear corner with Dishner; thence N. 58.02 E. 1,032.1 feet to an iron pin, the point of beginning. This is known as 576.3-1-6.10 on the Greenville County tax records.

This is the same property conveyed by deed of C.E. Robinson, Jr., dated 9-2-83, recorded 9-2-83 in Deed Volume 1195, Page 713, in the R.M.C. Office for Greenville County, South Carolina. Deeded to Charles R. Hall and Shawna C. Hall.

116 Woodside Road which has the address of Rt. 2, Box 474, Simpsonville, SC 29681 (herein "Property Address"); (Street) (City) (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 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.

0716

4928-11-23