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Documentary Stamps are figured on the amount financed: \$ 15,060.04.

# MORTGAGE

THIS MORTGAGE is made this 20th day of September 1983 between the Mortgagor, Carlos Tuggle and Florene Tuggle (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 Eight Thousand Nine Hundred Fifty One Dollars & Twenty Cents Dollars, which indebtedness is evidenced by Borrower's note dated September 20, 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 piece, parcel or tract of land situate, lying and being in Paris Mountain Township, Greenville County, State of South Carolina, on the eastern side of Groce Road (Highway 23-462) and containing three (3) acres, as shown on plat of property of grantors prepared by Terry T. Dill dated August 11, 1963 and recorded in the R&C Office for Greenville County in Plat Book WW at Page 530 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Groce Road at the corner of property owned by C. S. Scott and running thence S. 58-00 E. 669.6 feet to an iron pin; thence S. 3-30 E. 228 feet to an iron pin; thence N. 58-00 W. 669.6 feet to an iron pin; thence along the eastern side of said Road N. 3-30 W. 228 feet to the point of beginning.

This is the same property conveyed by deed of Charlie Bryant to Carlos and Florene Tuggle, dated April 13, 1981, and recorded April 13, 1981 in the R&C Office for Greenville County in Deed Volume 1146 Page 134.

which has the address of Route #1 Groce Road Greenville South Carolina 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 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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