

OCT 21 1983  
Dennis S. Parkers

Documentary Stamps are figured on  
the amount financed: \$ 49,021.83

# MORTGAGE

BOOK 1631 PAGE 827

THIS MORTGAGE is made this 26th day of September 1983, between the Mortgagor, Marion Edward Scott (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 Seventy one thousand five hundred ninety dollars and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated 9-26-83 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 10-1-88;

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 peice, pacel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, on the northern side of Piney Mountain Road ( now known as Highway 291 ) being a portion of Lots #4 and #5 of the sub-division of a part of the Estate of Peter Ligon, and having according to a survey made by R.E. Dalton in June 1944, the following metes and bounds:

Beginning at a stake in Piney Mountain Road (now known as Highway 291) in line of property of A.C. Davis, and running thence with line of said property N. 11-30 E. 121 feet to an iron pin in an old road; thence with center of said old road N. 81-15 W. 159.8 feet to an iron pin, line of property of Toy Dillard; thence with line of property Toy Dillard, and continuing with the line of Lee Smith S. 8-56 E. 265.2 feet to an iron pin, corner of property of Harold Johnson; thence with the line of said property S. 87-56 E. 33 feet to a stake in the center of Piney Mountain Road ( now known as Highway 291 ); thence with the center of said road N. 49-50 E. 186.7 feet to the beginning corner.

This is the same property that was inherited as one-half undivided interest on January 13, 1977 by Grantor through the intestate death of Andrew Scott with reference found in Apt. 1454, File 30 of the Office of the Probate Court for Greenville County, SC.

This is also that same property conveyed by deed of Frances E. Scott (her undivided one-half (1/2) interest) to Marion Edward Scott dated January 12, 1979 and recorded January 15, 1979 in Deed Volume 1095 at Page 368 in the RMC Office for Greenville County, SC.

which has the address of 291 by-pass Cyress St. (City) (Street) (State and Zip Code) (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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