

FILED
GREENVILLE CO. S. C.

OCT 24 12 18 PM '83

MORTGAGE

BOOK 1632 PAGE 73

DONNIE S. WALKERSLEY
R.M.C.

THIS MORTGAGE is made this 21st day of October 1983, between the Mortgagor, KENNY WARE and ELIZABETH D. WARE (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 Thousand Five Hundred Sixty-three and 20/100ths Dollars, which indebtedness is evidenced by Borrower's note dated October 21st, 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 November 1, 1993.

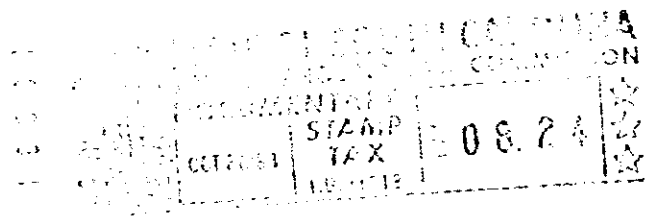
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land, with all buildings and improvements thereon, situate, lying and being on the western side of Kenmore Drive, in Gantt Township, Greenville County, South Carolina, being shown and designated as Lot No. 99 and the southern half of Lot No. 98 on a plat of ROCKVALE, SECTION I, made by J. Mac Richardson, Surveyor, dated October, 1958, recorded in the RMC Office for Greenville County, S. C., in Plat Book QQ, page 108, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Kenmore Drive at the joint front corners of Lots Nos. 99 and 100, and running thence along the western side of Kenmore Drive, N. 0-50 E., 112.68 feet to a point in the center of Lot No. 98; thence a new line through the center of Lot No. 98, N. 88-02 W., 288.55 feet to an iron pin in the center of the rear line of Lot No. 98; thence S. 1-58 E., 112.5 feet to an iron pin at the joint rear corners of Lots Nos. 99 and 100; thence along the common line of said lots, N. 88-02 E., 283 feet to an iron pin on Kenmore Drive, the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of Ronald T. Jolley to be recorded simultaneously herewith.

The within mortgage is secondary and junior in lien to a first mortgage to Collateral Investment Company, recorded on October 17, 1968 in Mortgage Book 1106, page 317, in the original sum of \$16,500.00.



which has the address of 99 Kenmore Drive, Piedmont (City), S. C. 29673 (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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