

1635 797

FILED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF SOUTH CAROLINA

MORTGAGE

THIS MORTGAGE is made this 3rd day of October 1983, between the Mortgagor William M. and Ann P. Armstrong (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 and eighty six dollars 600/100 Dollars, which indebtedness is evidenced by Borrower's note dated 10-3-83 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 10-15-93.

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 on the eastern side of Avon Drive, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 22 on Plat of Avon Park recorded in the R.M.C. Office for Greenville County in Plat Book KK at Page 71 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Avon Drive at the joint front corner of Lots 23 and 22 and running thence with the joint line of said lots S. 84-18 E. 175 feet; thence N. 5-42 E. 90 feet to an iron pin at the joint rear corner of Lots 22 and 21; thence with the joint line of said lots N. 84-18 W. 175 feet to an iron pin on the eastern side of Avon Drive; thence with the eastern side of Avon Drive S. 5-42 W. 90 feet to the point of beginning.

Being the same property conveyed to the Grantor herein by H & P Finance Company by deed dated February 6, 1964 and recorded in the R.M.C. Office for Greenville County in Deed Book 741 at Page 504.

This is that same property conveyed by deed of W. L. Ross to W. M. & Ann P. Armstrong dated May 30, 1964 and recorded June 1, 1964 in deed Volume 750 at page 107 in the RMC Office for Greenville County, SC.

GCTO
-----3 NOV 17 83
026

which has the address of 105 Avon Drive Taylors (City)
South Carolina 29687 (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 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.

SOUTH CAROLINA 1983 NOV 17 5 25 P.M. TAXA TRUNC INSTRUMENT

CC1-009-10-0004/100

1/3,000.04

1635 797

1635 797