



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 8057.24.

THIS MORTGAGE is made this 1th day of November 19. 83, between the Mortgagor, William Joel Patterson, III (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 Fifteen Thousand, five hundred thirty two dollars and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 1, 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 20, 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 lying, being and situate on the western side of Ponderosa Road in the County of Greenville, State of South Carolina, being shown as the major portion of Lot 24 on a plat of Gower Estates, Section C-1, recorded in Plat Book YY at page 112 in the R.M.C. Office of Greenville County and being further described according to a survey of Lots 24 and 25 of Gower Estates, Section C-1, by R.K. Campbell, revised July 15, 1964, as follows:

Beginning at an iron pin at the joint corner of Lots 24 and 25 and running thence along a new line through Lot 24, N 82-09 W 201.3 feet to an iron pin in the line of Lot 32; thence along the line of Lots 32 and Lots 33, N 3-45 E 170 feet to an iron pin at the corner of Lot 23; thence with the line of Lot 23, S 75-43 E 238.2 feet to an iron pin on the western side of Ponderosa Road; thence along the line of Ponderosa Road, S 20-19 W 75 feet; thence continuing along said Ponderosa Road, S 13-31 W 70 feet to the point of beginning.

This is that same property conveyed by Deed of E. Don Rott, to William Joel Patterson III, dated August 14, 1973, and recorded August 15, 1973, in Deed Volume 981 at page 638, in the R.M.C. office for Greenville County State of South Carolina.

which has the address of 8 Ponderosa Rd, Greenville, S.C. 29607 (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 hereto, 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.

GC10 -----3 DE 1 83 047

4.0000

ES 10

828