

MORTGAGE

THIS MORTGAGE is made this 23rd day of November 1983, between the Mortgagor, Ronald Keith Peterson (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 Nineteen Thousand-Eight Hundred Eight and 40/100 (19,808.40) Dollars, which indebtedness is evidenced by Borrower's note dated Nov. 23, 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 Dec. 15, 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 situate, lying and being on the southeastern side of Quail Trail, near the city of Greenville, County of Greenville, state of South Carolina, being known and designated as Lot No. 24 as shown on a plat prepared by Jones Engineering Services dated November 22, 1968, entitled "Property of R.G. Pace", recorded in book 222 at page 129 and having according to said plat the following metes and bounds.

Beginning at an iron pin on the southeastern side of Quail Trail, which iron pin is located 429.7 feet in a southwesterly direction from Parker Road, and running thence S. 40-00 E. 124 feet to an iron pin; thence S. 68-35 W. 150 feet to an iron pin; thence N. 28-10W. 102.7 feet to an iron pin on the southeastern side of Quail Trail; thence with the southeastern side of Quail Trail N. 69-57 E. 62.5 feet to an iron pin; thence continuing with the southeastern side of Quail Trail N. 52-45 E. 62.5 feet to the point of beginning.

This is that same property conveyed by deed of R. Kenneth Sprouse and Martha J. Sprouse to Ronald Keith Peterson, dated 1-15-79, recorded 1-15-79, in volume 1095 at page 372 of the RMC Office for Greenville County, SC.

which has the address of Rt. # 9, Quail Trail Greenville South Carolina 29608 (herein "Property Address");
(Street) (City)
(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 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.

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