



Documentary Stamps are figured on the amount financed: \$ 9257.72

MORTGAGE

VOL 1642 PAGE 375

THIS MORTGAGE is made this 22nd day of November 1983, between the Mortgagor, Clarence D. Morris (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 Twelve thousand, nine hundred, eighty-nine and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 22, 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 December 10, 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 in the County of Greenville, State of South Carolina, being known and designated as Lot No. 67 of WELLINGTON GREEN Subdivision, Section Two, as shown on plat thereof recorded in the RMC Office for Greenville County in plat Book "YY" at Page 117, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Kenilworth Drive at the joint corner of Lots Nos. 55 and 67 and running thence N. 82-30 W. 129.6 feet to an iron pin; thence N. 63-31 W. 35 feet to an iron pin at the joint rear corner of Lots Nos. 66 and 67; thence along the line of Lot No. 66, N. 32-15 E. 155.0 feet to an iron pin on the southwestern side of Bridgeport Drive; thence along Bridgeport Drive S. 57-45 E. 85.0 feet to an iron pin at the intersection of Bridgeport Drive and Kenilworth Drive; thence around the corner of said intersection and following the curvature thereof, the chord being S. 23-22 E. 41.3 feet to an iron pin on the western side of Kenilworth Drive; thence along Kenilworth Drive and following the curvature thereof, the chords being S. 11-01 W. 27.0 feet and S. 5-58 W. 54.2 feet to the beginning corner.

ALSO: All that piece, parcel of lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as a small Triangular portion of Lot No. 55 of WELLINGTON GREEN Subdivision, Section Two, as shown on a plat thereof recorded in the RMC Office for Greenville County in Plat Book "YY" at Page 117, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Kenilworth Drive, the joint front corners of Lots Nos. 55 and 67, and running thence along the joint line of said Lots N. 82-30 W. 129.6 feet to an iron pin at the joint rear corner of Lots 55 and 56; thence a new line S. 76-15 E. 59.9 feet to an iron pin; thence along another new line S. 87-40 E. 70.6 feet to the beginning Corner.

THIS is that same property conveyed by deed of N. O. Wardrip and Carrie Wardrip to Clarence D. Morris, dated and recorded 12/12/72, in Deed Volume 962, at Page 576, in the RMC Office for Greenville County, South Carolina.

which has the address of 105 Kenilworth Dr. Greenville (Street) (City)

SC 29615 (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.

