



Documentary Stamp and figured on the amount financed: \$ 14,559.84

MORTGAGE

VOL 1642 PAGE 431

THIS MORTGAGE is made this 2nd day of December, 1983, between the Mortgagor, Thomas M. King and Wilma J. King (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 three hundred ninety-seven and 60/100 (20,397.60) Dollars, which indebtedness is evidenced by Borrower's note dated 12-02-83 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 15, 1988

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 in the County of Greenville, State of South Carolina, being shown as Lot. 173 on plat of Poinsettia Subdivision, Section IV, as recorded in the RMC Office for Greenville, South Carolina, in Plat Book 4N, at Page 24, and fronting in Dumbarton Street.

This property is conveyed subject to all easements, restrictions, rights-of-way and/or zoning ordinances of record and/or on the ground affecting said property, if any.

This is the same property conveyed to Thomas M. King and Wilma J. King by deed of L. C. Montgomery Dated 1-4-74 RECORDED 1-4-74 in Deed Volume 991 at Page 628.

which has the address of 106 Dumbarton Ave. Simpsonville, S.C. 29681 (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 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.

