

FILED
GENERAL S. C.

MORTGAGE

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MAY 17 9 44 '84
 THIS MORTGAGE is made this 16th day of May 1984, between the Mortgagor, David A. Sizemore,
 R.M.C. (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 Thirty-eight Thousand and no/100 (\$38,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 16, 1984 (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 12, 1984

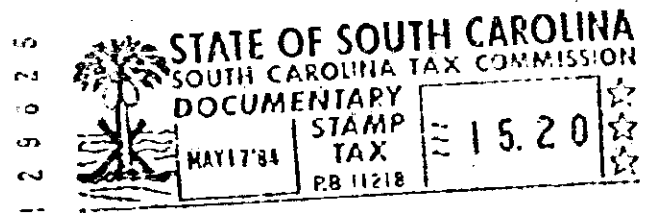
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land situate in the County of Greenville, State of South Carolina, in the City of Greenville on the Eastern side of LeGrand Boulevard, and being known and designated as Lot No. 11 on plat of Sherwood Forest Subdivision, said plat being recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book BB, Pages 30 and 31, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of LeGrand Boulevard, joint front corner of Lots No. 11 and 12 and running thence with the common line of said lots North 88-30 East 150 feet to an iron pin; thence with the rear line of Lot No. 11 South 1-30 East 74 feet to an iron pin; thence with the common line of Lots No. 10 and 11 South 88-30 West 150 feet to an iron pin on the Eastern side of LeGrand Boulevard; thence with the Eastern side of said Boulevard North 1-30 West 74 feet to an iron pin, the point of BEGINNING.

This property is subject to any and all easements and/or rights of way for roads, utilities, drainage, etc. as may appear of record and/or on the premises and to any and all covenants, restrictions or zoning ordinances affecting such property as appear of record. This property is specifically subject to those certain restrictions recorded in Deed Book 461, at Page 361 in the R.M.C. Office of Greenville County, S.C.

This is the same property conveyed to Mortgagor herein by deed from Clyde E. Chapman dated 5/16/84 and recorded in the office of the R.M.C. for Greenville County, S.C. in Deed Book 1213, at Page 771.



which has the address of Lot 11, Sherwood Forest Subdivision, Greenville County, S.C.,
 (Street) (City)
 (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 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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