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# MORTGAGE

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THIS MORTGAGE is made this 10th day of June 19 81, between the Mortgagor, Robert W. Davis and Ruby J. Davis (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of SOUTH CAROLINA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eight Thousand Two Hundred Eighty-Four Dollars and Twenty Cents Dollars, which indebtedness is evidenced by Borrower's note dated June 10, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1986

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, with all improvements thereon, or hereafter constructed thereon situate, lying and being in Gantt Township, being known and designated as Lot No. 1 on Staunton Bridge Road, of a subdivision known as Elizabeth Heights, as shown by a plat thereof made by Madison H. Woodward, R. E dated May 1, 1956, recorded in the RMC Office for Greenville County, in Plat Book "KK", at page 11, and having the following netes and bounds, to-wit:

BEGINNING at an iron pin on Staunton Bridge Road, joint front corners of Lots 2 and 1 and running thence N. 17-57 E. 75 feet to an iron pin, joint corners of Lot 1 and Satterfield property; thence along the line of Lot No.1 and Satterfield property, S. 71-24 E. 143.2 feet to an iron pin in the line of Satterfield property and joint rear corners of Lots 1 and 63; thence along the line of lots 1 and 63, S. 17-57 W. 67 feet to an iron pin in the line of Lot 63 and joint rear corners of Lots 1 and 2; thence along the line of Lots 1 and 2, N. 73-50 W. 146.2 feet to an iron pin on Staunton Bridge Road, the point of beginning.

DERIVATION CLAUSE: This is the same property conveyed by M. W. Fore by deed dated 6-14-56 recorded 6-22-56 in volume no. 555 at page 319, in the RMC Office for Greenville County, SC.

which has the address of Route # 13, Staunton Bridge Road, Greenville, South Carolina 29611 (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 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.

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