



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 11,693.82

BOOK 1602 PAGE 554

THIS MORTGAGE is made this 2nd day of March 19 83, between the Mortgagor, H. David Gilliam, Jr. (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 Seventeen Thousand Three Hundred Twelve and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 2, 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 March 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 tract of land lying in the State of South Carolina, County of Greenville, being known and designated as Two (2) Tracts, one (1) containing .18 Acres and the other containing .44 Acres as shown on a Plat of property of H. D. Gilliam, prepared by C. O. Riddle, R.L.S., dated January 15, 1962, and having, according to said Plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the Northern side of Sandy Springs Road, at the Joint front corner with a 1.34 Acre tract now or formerly of H. D. Gilliam and running thence with the Northern side of Sandy Springs Road, N 74-43 E., 89.6 ft. to an iron pin; thence N. 19-00 W., 300.1 ft. to an iron pin on the line of property now or formerly of Mrs. F. W. Gilliam; thence with the Mrs. F. W. Gilliam property, S. 74-43., 89.6 ft. to an iron pin on property now or formerly of H. D. Gilliam; thence with said property line, S. 19-00 E., 300.1 ft. to an iron pin being the point of beginning.

This is the same property conveyed to the grantor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 847, Page 125, and Deed of Sadie S. Kinard, dated May 29, 1973 to be recorded of even date herewith.

This property is conveyed subject to easements, rights-of way and restrictions of record.

This is that same property conveyed by deed of H. D. Gilliam to Horace David Gilliam, Jr. and Donna M. Gilliam dated 5-29-73 and recorded 5-29-73 in Deed Volume 975 at Page 725 in the RMC office for Greenville County, SC.

ALSO this is that same property conveyed by deed of Donna M. Gilliam (her 1/2 interest) to Horace David Gilliam, Jr. dated 5-9-75 and recorded 5-15-75 in Deed Volume 1018 at Page 291 in the RMC office for Greenville County, SC.

which has the address of Route 3, Box 383, Pelzer, South Carolina, 29669 (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.

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