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GREENVILLE S.C.  
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DONNIE S. TAYLORSLEY  
R.M.C.

# MORTGAGE

THIS MORTGAGE is made this 15th day of April 19 83, between the Mortgagor, Georgia B. Smeak (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").

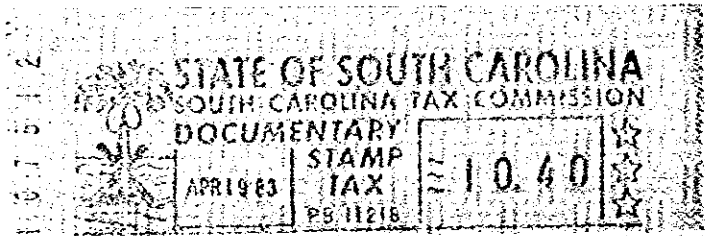
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-six thousand and no/100ths (\$26,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 15, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2008;

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, with all improvements thereon or hereafter constructed thereon, containing 3.09 acres situate, lying and being on the northwestern side of Butler Springs Road in the County of Greenville, State of South Carolina, being shown and designated as "Property of Georgia B. Smeak", prepared by Freeland and Associates, dated April 14, 1983, recorded in Plat Book 9M at page 93, to wit:

BEGINNING at an iron pin on the northwestern side of Butler Springs Road at the joint front corner of the within described property and property now or formerly belonging to W. Duncan Arthur, Jr. and running thence S 30-15 W, 351.7 feet to an iron pin on the southern side of the intersection of Crystal Lane and Butler Springs Road; thence N 60-45 W, 267.19 feet to a railroad spike in Butler Springs Road; thence N 2-35 E, 13.34 feet to an iron pin on the northern side of Butler Springs Road, which iron pin is 788 feet more or less from the intersection of said road and Hudson Road; thence N 2-35 E, 143.65 feet to an iron pin; thence N 13-01 E, 235.93 feet to an iron pin; thence N 38-17 E, 92.09 feet to an iron pin; thence S 63-25 E, 129.9 feet to an iron pin at the joint corner of property now or formerly belonging to Arthur; thence S 30-14 W, 125 feet to an iron pin; thence S 63-29 E, 268 feet to an iron pin on the northwestern side of Butler Springs Road, the point of beginning.

DERIVATION: Deed of Robert W. Bailey recorded March 20, 1980 in Deed Book 1122 at page 570.



which has the address of 203 Butler Springs Road, Mauldin, SC (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 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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