



Documentary Stamps are figured on the amount financed: \$ 40,070.04

# MORTGAGE

THIS MORTGAGE is made this 14th day of April 1983 between the Mortgagor, Larry K. Floyd and Lucille K. Floyd (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 Seventy Six Thousand Four Hundred Seventy Eight and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 14, 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 5-1-93.

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, lying and being on the western side of Aberdare Lane, in the County of Greenville, State of South Carolina, being shown and designated as Lot 28 on a plat of Kingsgate recorded in the RMC Office for Greenville County, South Carolina in Plat Book WW at pages 44 and 45, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Aberdare Lane, joint front corner of Lots 27 and 28, and running, thence along the common line of said lots S. 51-42 W 156.1 feet to a point, joint rear corner of Lots 27 and 28; thence running N. 38-16 W 135.0 feet to a point, joint rear corner of Lots 28 and 29; thence along the common line of said Lots N. 51-44 E. 157.0 feet to a point on the western side of Aberdare Lane, joint front corner of Lots 28 and 29; thence along Aberdare Lane S. 38-16 E. 126.2 feet to the point of beginning.

This is that same property conveyed by deed of E. Warren Campbell and Janet T. Campbell to Larry K. Floyd and Lucille K. Floyd dated August 11, 1977 and recorded August 11, 1977 in deed volume 1062 at page 349 in the RMC office for Greenville County, SC.

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which has the address of 109 Aberdare Lane Greenville SC 29615 (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.

