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GREENVILLE S.C.

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DONNIE S. WILKINSLEY
R.H.C.

BOOK 1636 PAGE 778

MORTGAGE

THIS MORTGAGE is made this 6th day of May, 1983, between the Mortgagor, Ronald D. Greene (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 Eight (\$26,876.40) Hundred Seventy Six and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 6, 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 10, 1993.

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 in the State of South Carolina, County of Greenville in the City of Greenville, on the West side of Robinson Street, having the following courses and distances:

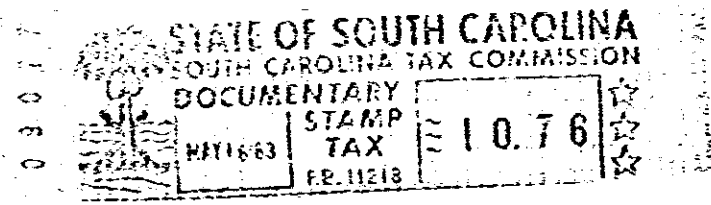
BEGINNING at an iron pin on the West side of Robinson Street 160 feet from an iron pin corner of Earle and Robinson Streets and running thence with Robinson Street, N. 1-50 E. 56 feet to iron pin, corner of Lot No. 4; thence with line of said lot, N. 85-25 W. 100 feet to iron pin in line of now or formerly Stone property; thence S. 1-50 W. 56 feet to iron pin being 160 feet from iron pin corner on Earle Street, now or formerly L. A. James and J. Lee Green's corner; thence S. 85-25 E. with now or formerly Greene line 100 feet to the beginning corner of now or formerly L. A. James and J. Lee Greene, being all of Lot No. 3 and 6 feet of rear portion of Lots 1 and as shown on map of Greene Heights.

ALSO: All that piece, parcel or lot of land situate, lying and being in the State and County aforesaid, in Greenville City, Greenville Township, and described as follows, to-wit:

BEGINNING at an iron pin on the west side of Robinson Street, 160 feet from the northwest corner of Earle and Robinson Street; thence parallel to Earle Street, N. 85-25 W. 100 feet to an iron pipe; thence S. 1-50 W. 10 feet to a point at corner of property now or formerly of J. Lee Greene; thence with line of said property, S. 85-25 E. 100 feet to a point on the west side of Robinson Street, 150 feet from the north side of Earle Street; thence along the west side of Robinson Street, N. 1-50 E. 10 feet to the point of beginning.

This being the same property acquired by the Mortgagor by deed of Bobbie J. Hoffman, Charles O. Johnson and William A. Johnson recorded in Deed Book 1187 at Page 836 on May 6, 1983 and by deed of Nancy Diane Davis recorded in Deed Book 1187 at Page 838 on May 6, 1983 in the RMC Office for Greenville County, South Carolina

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which has the address of 107 Robinson Street, Greenville, (Street) (City), South Carolina (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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