

FILED
JUN 9 1983
Armita S. Tankersley

80: 1610 : 781

Documentary Stamps are figured on
the amount financed: \$ 17,060.84

MORTGAGE

THIS MORTGAGE is made this 17th day of May 1983, between the Mortgagor, Jack L. Hall and Eunice E. Hall (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 Thirty Two Thousand Seven Hundred Ninety Seven and 20/100 (32,797.20) Dollars, which indebtedness is evidenced by Borrower's note dated May 17, 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 June 1, 1983

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 in the County of Greenville, State of South Carolina, on South Carolina Highway No. 13, about one-half mile West of the Western corporate limits of the City of Greenville, being more particularly described according to a plat of property of Homer F. Stewart, prepared by J. Mac Richardson, Engineer, June 12, 1950, as follows:

BEGINNING at an iron pin at the Northeast corner of the Stewart Property, joint corner of Tucker lot and on the Northerly side of South Carolina Highway No. 13, and running thence with the Tucker line, N. 12-50 W. 165 Feet to an iron pin; thence N. 84-33 E. 95 feet to an iron pin; thence S. 12-50 E. 165 feet to an iron pin on the Northerly side of said Highway; thence along said Highway S. 84-33 W. 95 feet to the beginning corner.

This is that same property conveyed by deed of Dorothy L. Andrews, now by marriage, Dorothy L. Bishop to Jack L. Hall and Eunice E. Hall dated April 26, 1982 and recorded April 30, 1982 and recorded in Book Volume 1166 at Page 260 in the R.M.C. office for Greenville, County, SC.

which has the address of Route 11, Hwy 124 Greenville, SC 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 seized 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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