



page 1815 page 739  
Documentary Stamps are figured on  
the amount financed: \$ 5,439.11

# MORTGAGE

THIS MORTGAGE is made this 23rd day of May 1983 between the Mortgagor, Frances K. Haynie (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 Seven thousand, six hundred and twenty & 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 23, 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 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 certain piece, parcel or lot of land situate, lying and being in the Town of Simpsonville, State of South Carolina, on the eastern side of Florence Drive, and being known as a portion of Lots Nos. 69, 66, and 67 of Hunter Acres as shown on a Plat recorded in Plat Book BB at Page 51, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Florence Drive, at a point 35 feet in a northerly direction from the joint front corner of Lots Nos. 69 and 79, and running thence along said drive N. 1-07 E. 153.1 feet to an iron pin; thence N. 58-41 E. 79.8 feet to an iron pin; continuing N. 58-41 E. 50 feet to an iron pin; thence S. 24-19 W. 160 feet to an iron pin; thence S. 58-41 W. 50 feet to an iron pin; thence S. 70-20 W. 145.7 feet to the point of beginning, and being the same property conveyed by Monroe Holloway and Sarah F. Holloway to Curtis O. Moore by deed dated July 13, 1971, recorded in the RMC Office for Greenville County, South Carolina in Deed Book 920 at Page 233.

As a part of the consideration for this conveyance, Frances K. Haynie assumes and agrees to pay the balance of \$9,129.43 due on note and mortgage executed by Monroe Holloway and Sarah F. Holloway to Cameron-Brown Company in the original sum of \$10,500.00 on August 25, 1964, the mortgage being recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 969 at Page 463.

Derivation: This is the same property conveyed by deed of Curtis O. Moore unto Frances K. Haynie, dated May 23, 1983, recorded May 2, 1972 in volume 942 at Page 368 of the RMC Office for Greenville County, Greenville, S. C.

which has the address of Lot 22 Florence Dr., Simpsonville, S. C. (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 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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