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GREENVILLE
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MORTGAGE

BOOK 1620 PAGE 321

THIS MORTGAGE is made this 8th day of August 1983 between the Mortgagor, Joseph T. Moon (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB 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 Sixty Thousand and 00/100 (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 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 1993.

As provided in the terms of the note.

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 known and designated as 3.50 acres in Grove Township, Greenville County, State of South Carolina, according to a plat prepared of said property by C. O. Riddle, R.L.S., June 18, 1980, and which said plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 8-G at Page 74, and according to said plat having the following courses and distances, to-wit:

BEGINNING at an iron pin on the edge of August Road, joint front corner with property now or formerly belonging to C. Henry Tripp, and running thence with the edge of said Road, N. 9-59 W. 239.21 feet to an iron pin and the edge of August Road, joint front corner with property now or formerly belonging to The Southern Region Realty, Inc.; thence running with the common line with property now or formerly belonging to The Southern Region Realty, Inc., N. 80-01 E. 676.36 feet to an iron pin on the edge of Old Augusta Road; thence running with the edge of said Road S. 8-03 W. 251.58 feet to an iron pin on the edge of Old August Road, joint rear corner with property now or formerly belonging to C. Henry Tripp; thence running with the common line with property now or formerly belonging to C. Henry Tripp, S. 80-01 W. 598.48 feet to an iron pin on the edge of August Road, the point of BEGINNING.

THIS being the same property conveyed to the Joseph T. Moon by deed of Charles Henry Tripp, Sr., also known as C. H. Tripp, dated September 30, 1980, and recorded in the R.M.C. Office for Greenville County in Deed Book 1135 at Page 521 on October 16, 1983.

THIS conveyance is made subject to all restrictive covenants, setback lines, rights-of-way and easements of public record and appearing on the recorded plat.

This mortgage is third in rank to that certain first and second mortgage of Home Savings & Loan Association recorded October 16, 1980.

which has the address of Highway 25 (Street) (City) (State and Zip Code) (therein "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 land and 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 herein conveyed and has the right to mortgage, grant and convey the Property, that the Property is not subject to any lien, mortgage, deed of trust, or other encumbrance, and that Borrower will warrant and defend generally the title to the Property against all claims, suits, actions, and demands, and that Borrower shall defend, indemnify and hold Lender harmless from all claims, suits, actions, and demands, and shall pay the costs of such defense, indemnification and holding harmless.

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