

# MORTGAGE

Documentary Stamps are figured on  
the amount financed: \$ 14,500.00

BOOK 1625 PAGE 562

THIS MORTGAGE is made this 25th day of July 1983, between the Mortgagor, James R. Hargrove and Melinda M. Hargrove (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 Fourteen Thousand Five Hundred Fifteen Dollars & Twenty Cents Dollars, which indebtedness is evidenced by Borrower's note dated July 25, 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 August 1, 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 piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Patti Drive, being known and designated as Lot No. 4 as shown on plat entitled STAUNTON HEIGHTS, dated February, 1964, prepared by Dalton and Neves, and recorded in the RMC Office for Greenville County, in Plat Book RR, at Page 167, reference to said plat being hereby craved for the metes and bounds description.

THIS conveyance is made subject to and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

This is that same property conveyed by deed of Deane R. Cater formerly Deane Reed Judson to James R. and Melinda Hargrove, dated 4-18-79, recorded 4-18-79, in volume 1100 at page 746 of the RMC Office for Greenville County, S.C.

which has the address of 9 Patti Drive Greenville, South Carolina 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 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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