



Documentation charges are figured on the amount financed: \$ 3134.27

MORTGAGE

BOOK 1629 PAGE 396

THIS MORTGAGE is made this 29th day of August 1983, between the Mortgagor, Furman W. Smith and Cecilla Jean Smith (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 Three Thousand Eight Hundred Sixty Dollars & Sixty Four Cents Dollars, which indebtedness is evidenced by Borrower's note dated August 29, 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 September 5, 1986

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, being known and designated as Lot No. 120 of a subdivision of the property of Stanley I. Coleman known as Coleman Heights prepared by Terry T. Dill and recorded in the RMC Office for Greenville County in Plat Book KK, at Page 29, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of West Drive at the joint front corner of Lots Nos. 120, and 121, and running thence along the joint line of said lots, N. 22-00 W. 175 feet to an iron pin; thence N. 68-00 E. 150 feet to an iron pin at the joint rear corner of Lots Nos. 120 and 50; thence S. 22-00 E. 175 feet to an iron pin at the joint front corner of Lots Nos. 120 and 50; thence S. 68-00 W. 150 feet to the beginning corner; being the same conveyed to the grantor corporation by Stanley I. Coleman by deed dated May 7, 1973 and recorded in the RMC Office for Greenville County in Deed Vol 974 at Page 162.

This is that same property conveyed by deed of M & M Construction Company, Inc. to Furman W. Smith and Linda S. Smith dated July 9, 1973 and recorded July 10, 1973 in Deed Volume 978 at Page 589 in the RMC Office for Greenville County, SC.

This is also that same property conveyed by deed of Linda S. Smith (her undivided one half interest) to Cecilia Jean Smith dated January 8, 1979 and recorded June 4, 1980 in Deed Volume 1126 at Page 982 in the RMC Office for Greenville County, SC.

ALL that certain piece, parcel or lot of land situate, lying and being in Bates Township, Greenville County, State of South Carolina, near the Town of Travelers Rest, being known and designated as Lot No. 50 of Coleman Heights Subdivision and being described according to a plat thereof prepared by Terry T. Dill, Surveyor, dated May 24, 1956, and recorded in the RMC Office for Greenville County, SC in Plat Book "KK" at page 29, and having according to said plat, the following metes and bounds, to-wit:

OVER

which has the address of. Route #4 West Drive Travelers Rest, (Street) (City)

South Carolina 29690 (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.

SOUTH CAROLINA—1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT

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