



200 1800 894

Documentary Stamps are figured on the amount financed: \$ 10,573.00

SECOND MORTGAGE

THIS MORTGAGE is made this 15th day of February 1983 by the Mortgagor, Edith Elizabeth Sponseller and Perry Douglas Darner (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 forty dollars and 96/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 15, 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 3-1-87.

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 County of Greenville, State of South Carolina and being known as Lot No. 3 on a Plat of Section 2, Belle Terre Acres and also being shown on a Plat of Property of Edith Elizabeth Sponseller and Perry Douglas Darner recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 7-W, at Page 56, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at a point on Piedmont Golf Course Road at the joint front corner of Lots Nos. 2 and 3 and running thence S. 4-40 W. 383 feet to a point; thence running N. 85-20 W. 225 feet to a point; thence running N. 7-40 E. 384.2 feet to a point; thence running S. 84-34 E. 51.4 feet to a point; thence continuing S. 85-20 E. 153.5 feet to the point of beginning.

THIS conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances and easements, if any, affecting the above described property.

Derivation: Deed Book 1080, Page 915 - William H. Irvin, Sr., 6/12/78

This is that same property conveyed by deed of Edwin E. Clement and Jean P. Clement to Edith Elizabeth Sponseller and Perry Douglas Darner dated March 27, 1980 and recorded March 27, 1980 in book vol. 1122 at page 864 in Greenville County, SC.

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which has the address of Rt. #6 Box 563 - Piedmont Golf Course Rd. - Piedmont, South Carolina 29673 (herein "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 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.

