

FILED
GREENVILLE, S. C.

APR 6 11 05 AM '83

DOONIE S. TANNERSLEY
R.M.C.

MORTGAGE

REC: 1800 PAGE 974

THIS MORTGAGE is made this 1st day of April, 1983, between the Mortgagor, Thomas E. House, (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").

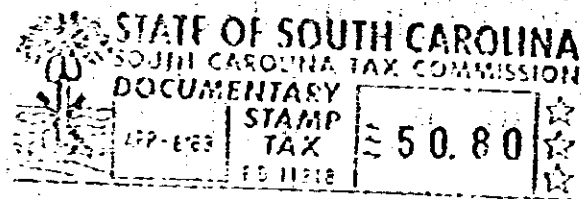
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Twenty-Seven Thousand and 00/100 (\$127,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 1, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2013;

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, lying and being on the westerly side of Michaux Drive, in Greenville County, South Carolina, being known and designated as Lot No. 60 on plat of Club Forest as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 9F on Page 17, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Michaux Drive, said pin being the joint front corner of Lots 60 and 61, and running thence with the common line of said lot N. 85-02 W. 196.16 feet to an iron pin, the joint rear corner of Lots 60 and 61; thence N. 04-58 E. 106.53 feet to an iron pin at the joint rear corner of Lots 60 and 59; thence with the common line of said lots S. 85-02 E. 186.18 feet to an iron pin on Michaux Drive; thence with the westerly side of said Drive S. 04-23 W. 81.53 feet to an iron pin; thence continuing with said Drive S. 15-09 E. 16.63 feet to an iron pin, the point of beginning.

This is the same property conveyed to Mortgagor herein by deed of Beechwood Properties, A South Carolina General Partnership, dated April 1, 1983, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1195 at Page 804.



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which has the address of 210 Michaux Drive, Greenville, S. C. 29605 (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.

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