



# MORTGAGE

THIS MORTGAGE is made this 9th day of May, 1983, between the Mortgagor, Franklin A. Parnell and Kathy F. Parnell (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 Fifteen Thousand and no/100 (\$15,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 9, 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 15, 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 tract of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 13 on a subdivision known as White Acres, located on White Road having according to a survey prepared for Andy Parnell dated April 28, 1977, by Carolina Surveying Co., the following metes and bounds, to-wit:

BEGINNING at a point on the center line of White Road at the joint corner of Lots 13 and 14 and running thence past an iron pin on the right of way line, N. 87-06 E. 620 feet to an iron pin on the property, now or formerly of T. C. Hughes; thence turning and running with the Hughes line, S. 3-43 E. 300 feet to an iron pin; thence turning and running with the line of Lot 12, S. 86-56 W. 547.9 feet passing an iron pin on the right of way line of White Road to a point at the center line of White Road; thence turning and running with the center line of White Road N. 10-41 W. 157.3 feet to a nail and bottle cap; thence continuing with the center line to White Road, N.23-37 W. 155.7 feet to the point of BEGINNING.

This is the same property conveyed by deed of Jerry E. Bode and Sarah D. Bode to Franklin A. Parnell, his heirs and assigns forever, dated and recorded May 6, 1977, in Deed Vol. 1056, at Page 126 in the RMC Office for Greenville County, South Carolina.

which has the address of Route #5, Box 179, Simpsonville, South Carolina 29681, (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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