

GREENVILLE
MAY 20 2 22 PM '83
DONNIE S. HENSLEY
R.H.C.

MORTGAGE

BOOK 1607 PAGE 331

THIS MORTGAGE is made this 20 day of May 19 83, between the Mortgagor, Grady C. Huff, Jr., and Ramona D. Huff (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 Two Hundred Fifty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated 5/20/83 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 5/15/93;

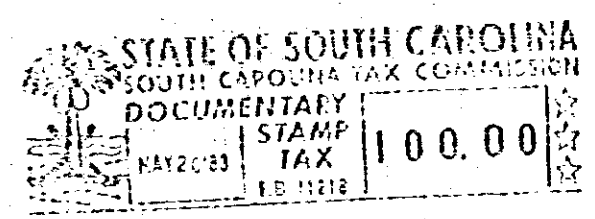
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in Greenville County, South Carolina, on the eastern side of Reedy River, south of Sulphur Springs Road, and having the following metes and bounds, according to a plat prepared for Greenville Northern R.R. Co., by J.C. Hill, Registered Surveyor, dated July 18, 1966, and a Plat prepared for Grady C. Huff, by Carolina Surveying Co., dated September 20, 1979, to-wit:

BEGINNING at an iron pin which iron pin is located 22.8 feet west of the main line of the Greenville and Northern R.R. Co., and approximately 974.3 feet south of Sulphur Springs Road, and running thence N. 16-40 W. 332 feet to an iron pin; thence continuing N. 16-40 W. 137.2 feet to an iron pin; thence S. 73-20 W. 164.2 feet to an iron pin near the eastern bank of Reedy River; thence continuing past said iron pin S. 73-20 W. 28 feet, more or less, to a point in the center of the river; thence with the center of the river as the line, and running in a southeasterly direction 138 feet, more or less, to a point in the center of the river, which point is 24 feet, more or less, from an iron pin located on the eastern bank of the river; thence continuing with the center of the river as the line in a southwesterly direction 266 feet, more or less, to a point in the center of the river, which point is in the boundary line of property of Duke Power Company, thence S. 89-50 E. 21 feet more or less, to an iron pin on the eastern bank of the river; thence continuing S. 89-50 E. 311.2 feet to the point of beginning.

This is the same property conveyed to Grady C. Huff, Jr. and Ramona D. Huff by deed of Russell Johnson & Travis J. Cash, Jr., as Trustees, dated June 27, 1979 and recorded in the RMC Office for Greenville County in Deed Book 1105 at page 686.

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which has the address of Pinsley Circle Greenville, S.C. (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.

4.0001

0.35

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