

FILED
JUN 9 1983
Donnie S. Tankersley

MORTGAGE

Documentary Stamps are figured on
the amount financed: \$ 7632.08
BOOK 1810 PAGE 854

THIS MORTGAGE is made this 25th day of April 1983 between the Mortgagor, Leland D. McFee and Frances E. McFee (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 Ten thousand, eight hundred, thirty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 25, 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 June 15, 1988

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:

Leland D. McFee and Frances B. McFee, their heirs and assigns forever, ALL that certain piece, parcel, or lot of land situate, lying, and being in Austin Township, the town of Simpsonville, Greenville County, South Carolina, being shown as Lot 246 on Plat of Section III of Westwood Subdivision, recorded in the RMC Office for Greenville County, S.C., in Plat Book 4-N at Page 30 and being more particularly described in accordance with a plat prepared by J.L. Montgomery, III, dated July 26, 1977, for Leland D. McFee, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at and iron pin on Sellwood Circle, joint front corner of Lots 246 and 245 and running thence S. 88-47 E. 147.9 feet to an iron pin; thence S. 2-12 E. 69.9 feet to an iron pin; thence S. 82-30 W. 155.5 feet to an iron pin on Sellwood Circle, joint front corner of Lots 246 and 247; thence N. 39-20 W. 2.1 feet to an iron pin; thence N. 3-10 E. 91.5 feet to the point of beginning.

This is the same property conveyed to Ted. L. Green and Martha T. Green by deed of Builders and Developers, Inc., dated May 2, 1972, recorded in Book 942 at Page 437 on May 3, 1972, with right of joint survivorship, Martha T. Green now being deceased.

Subject to any and all restrictions, easements, covenants, and rights-of-way affecting said property.

This is that same property conveyed by deed of Ted L. Green to Leland D. McFee and Frances B. McFee dated July 26, 1977 and recorded July 27, 1977 in Deed Volume 1061 at Page 318 in the RMC office for Greenville County, SC.

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which has the address of ... 516 Sellwood Circle ... 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 seized 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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