

FILED
GREENVILLE, S.C.

JUN 16 11 05 AM '83

BOOK 1511 PAGE 783

MORTGAGE

THIS MORTGAGE is made this 15th day of June 1983, between the Mortgagor, WILEY E. TUCKER and MELISSA L. TUCKER (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").

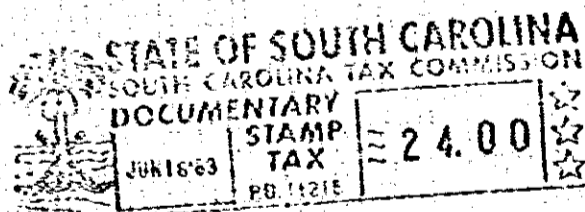
WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTY THOUSAND AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 15, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 15, 1983.

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 lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 114 on plat entitled HERITAGE LAKES SUBDIVISION by Heaner Engineering for Greenville County in Plat Book 6-H at Page 19, and having, according to a more recent survey prepared by Freeland and Associates, dated June 15, 1983, entitled "Property of Wiley E. Tucker and Melissa L. Tucker, the following metes and bounds, to-wit:

BEGINNING at a point on the northern edge of Harness Trail, at the joint front corner with Lot 113, and running thence with the joint line of said lots, N. 8-23-12 W 192.61 feet to a point on the joint line with property now or formerly belonging to the C. G. Vaughn Estate; thence with said Vaughn line N. 88-2-41 E. 138.00 feet to a point at the joint rear corner with Lot 115; thence with the joint line with Lot 115, S. 1-58-24 E. 189.68 feet to a point on the northeastern edge of Harness Trail; thence with said Harness Trail, S. 68-4-19 W. 78.84 feet to a point; thence continuing with said Harness Trail in a southwesterly direction 40 feet to the point of BEGINNING.

THIS is the same property conveyed to the mortgagors herein by deed of David E. Karr and Catherine L. Karr, dated June 2, 1983 and recorded in the RMC Office on June 9th 1983, in Deed Book 1189 at Page 984.



which has the address of 114 Harness Trail, Simpsonville, South Carolina 29682 (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.

SOUTH CAROLINA—1 to 4 Family—6:75—FNMA/FHLMC UNIFORM INSTRUMENT

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