

GREENVILLE

JUL 11 1983

BOOK 1192 PAGE 20

# MORTGAGE

BOOK 1192 PAGE 20

THIS MORTGAGE is made this 8th day of July, 1983, between the Mortgagor, Frank R. Boyd and Josephine Boyd (herein "Borrower"), and the Mortgagee, American Federal Bank, F.S.B., a corporation organized and existing under the laws of The United States of America whose address is Post Office Box 1268, Greenville, SC 29602 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty thousand and no/100ths (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 8, 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 August 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, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 53 on plat of Pine Brook Forest, recorded in Plat Book 4X at Page 48 and being described more particularly according to plat of Frank R. Boyd and Josephine Boyd, prepared by Freeland and Associates, dated July 8, 1983 and recorded in the Greenville County RMC Office in Plat Book 9-r at page 21.

DERIVATION: Deed of Vicki Harris recorded on July 11, 1983 in Deed Book 1192 at page 20 in the Greenville County RMC Office and Deed of David Harris recorded on July 11, 1983 in Deed Book 1192 at page 21 in the Greenville County RMC Office.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA, ON JULY 11, 1983, AT 11:00 AM. TAX \$24.00

which has the address of 300 Pinewood Drive, Greenville, SC (Street) (City) (State and Zip Code) (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.

116 JUL 11 1983 11:00 AM

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