



Documentary Stamps are figured on the amount financed: \$ 11,552.64

MORTGAGE

BOOK 1617 PAGE 157

THIS MORTGAGE is made this 1st day of June 1983, between the Mortgagor, Benjamin F. and Betty K. Spearman (Same as B. F. Spearman) (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 Twenty two thousand fourteen and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 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 July 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: Benjamin F. and Betty K. Spearman, Their Heirs and Assigns, Forever: All those pieces, Parcels or Lots of land in the Oaklawn Township, near the Ware Place, being shown on a Plat of Property made by C.O. Riddle, Engineer, on April 1962 and being more particularly described, according to said Plat, as follows, to wit:

BEGINNING at an iron pin on the Southern side of Old Hundred Road at its intersection with an unnamed road, Thence running along Old Hundred Road N64-45E for a distance of 150 feet to an iron pin, thence S. 25-15 E. for a distance of 325 feet to an iron pin, Thence N. 64-45E. for a distance of 125 feet to an iron pin, thence S25-15E. for a distance of 284.9 feet to an iron pin, thence N25-15W along the unnamed street for a distance of 446.9 feet which is back to the Beginning Point.

This is a portion of the Land conveyed unto Grantor by deed of J.B. & Ellis King, Dated July 8th, 1965, and RECORDED in Book 777 of Deeds, on Page 181.

This is the same property conveyed by Deed of G.W. Darby unto, Dated 6-2-83, Recorded 5-9-78, in Volume 1078, at Page 872, of the REC Office for Greenville County, Greenville, South Carolina. Deeded to B. F. Spearman and Betty K. Spearman.

which has the address of Rt 3, Box 332A, Hwy 418 Pelzer, South Carolina, 29669 (herein "Property Address"); (State and Zip Code)

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.

4328 R72