

Down Payment Stamp are figured on the amount shown on page 1

# MORTGAGE

THIS MORTGAGE is made this 17th day of June 1983, between the Mortgagor, William C. Owens (same as W. C. Owens) (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of SOUTH CAROLINA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of forty one thousand eight hundred seventy two and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 17, 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 17, 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:

All that certain piece, parcel or lot of land situate, tying and being in Grove Township, County of Greenville, State of South Carolina, designated as Lot No. 17 on a revised plat of Section Number 1 of Belle Terre Acres, prepared by C.O. Riddle, R. L. S., August 29, 1967, recorded in the R.M.C. Office for Greenville County in Plat Book 000 at Page 106, said lot containing 3.34 acres, more or less, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the western side of West Fairway Drive at the joint front corner of Lots Numbers 12 and 17, running thence along the line of Lot Number 12 N. 38-56 W. 465 feet to an iron pin; thence N. 24-21 W. 136 feet to an iron pin on a branch; thence along said branch as the line S. 87-28 E. 297.3 feet to a point; thence still along said branch S. 86-13 E. 230.3 feet to an iron pin; thence along the line of Lot Number 18 S. 2-09 E. 261 feet to an iron pin on West Fairway Drive; thence the curve of said drive as follows: N. 84-25 W. 39.1 feet, S. 68-26 W. 100 feet; S. 29-02 W. 100 feet; S. 6-16 W. 76 feet to the point of beginning.

This being a portion of the property conveyed to the grantor by a certain deed recorded in the R.M.C. Office for Greenville County in Deed Book 459 at Page 528. The grantee to pay the 1968 County taxes on said property.

This property being subject to the protective covenants recorded in the R.M.C. Office for Greenville County in Deed Book 711 at Page 181, and Deed Book 761 at Page 77, and as amended in Deed Book 822 at Page 508. This conveyance is further subject to easements and rights-of-way that may appear of record, on the recorded plat or on the premises. In addition thereto, no goats, pigs or chickens shall be kept; produced or raised on said property.

This is the same property conveyed by Deed of James W. Mahon, dated March 4, 1968, recorded March 5, 1968 in volume 839 at page 102 of the R. M. C. Office of Greenville County, South Carolina.

which has the address of Rt. 6, Box 575, Fairway Rd., Piedmont, SC 29673 (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.

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