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GREENVILLE  
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# MORTGAGE

THIS MORTGAGE is made this 16th day of August 1983 between the Mortgagor, Alger Cannon

(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 Thirty Thousand and no/100ths (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 16, 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 16, 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:

ALL that lot of land in the State of South Carolina, County of Greenville, in Chicks Springs Township, consisting of a portion of an un-numbered tract as depicted on a Plat entitled "Plat of Property of Alger Cannon" dated August 31, 1968, and recorded in Plat Book 4-F at Page 36 and being described as follows:

In accordance with a plat prepared by Kermit T. Gould, Surveyor, dated June 7, 1983: BEGINNING at a point on the northwesterly edge of the Right-of-Way of Wade Hampton Boulevard, such point being located 31.7 feet northwest of the joint front corner of property now or formerly of E. H. Bull, and running thence with the easterly side of a strip designated as "20 foot road easement", as follows: N. 22-25 W 125 feet, N. 12-W 200 feet, N. 17-W 82 feet, and N. 48-50 W. 111.9 feet to a point; thence N. 38 E. 63'6 feet to an iron pin; thence S. 76-25E 185.8 feet to a point in approximate center of Deer Lick Creek; thence with the center of said creek S. 10-30 E. 115.4 feet to a point in such creek; thence S. 12 E. 115.5 feet to a point on the northeasterly side of said creek; thence S. 19-03 E. 199.6 feet to an iron pin on the northwesterly side of the right-of-way of Wade Hampton Boulevard; thence with the right-of-way of said Boulevard, south 67.35 W. 175 feet to the point of beginning.

THIS is a portion of the property conveyed to the grantor by separate deeds of Eugene F. Breazeale and R. C. Collins, Jr. recorded on September 6, 1967, in Deed Book 827, at Pages 619 and 620, respectively. In November, 1982, Mr. Cannon gave a right-of-way for sewer to Western Carolina District recorded in Deed Book 1180 at Page 619, copy attached.

which has the address of Wade Hampton Boulevard, Taylors, South Carolina 29687 (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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