



MORTGAGE

Documentary Stamps are figured on the amount financed: \$15,210.43

2021-434

THIS MORTGAGE is made this 11th day of July 1983, between the Mortgagor, William A. Hamlett, Jr.

(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 Fifteen Thousand Five Hundred Sixty-five and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 11, 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, 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 piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the southern side of Heathwood Drive and being known and designated as Lot No. 176 of a subdivision known as COLONIAL HILLS, Section No. 4, as shown on a plat thereof prepared by Piedmont Engineers and Architects, dated October 20, 1967, recorded in the RMC Office for Greenville County in Plat Book W/W at Page 3, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Heathwood Drive, joint front corner of Lots 175 and 176 and running thence with the joint line of said Lots, S.00-54 W. 131.05 feet to an iron pin; thence S. 83-14 E. 162.2 feet to an iron pin, joint rear corner of Lots 176 and 177; thence with the joint line of said Lots, N.11-40 W. 150 feet to an iron pin on the southern side of Heathwood Drive; thence with Heathwood Drive, S. 86-48 W. 66.35 feet to a point; thence continuing with said Heathwood Drive, N.83-49 W. 62.7 feet to the beginning corner.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

This is that same property conveyed by deed of Hal D. Goss and Sandra C. Goss to William A. Hamlett, Jr., dated December 8, 1976, recorded December 8, 1976, in volume 1047 at page 464 of the RMC Office for Greenville County, SC.

which has the address of 602 Heathwood Drive, Taylors, SC 29687 (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.

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