



MORTGAGE

Documentary Stamps are figured on the amount financed: \$12470.13.

THIS MORTGAGE is made this 20th day of July 1983 between the Mortgagor, Robert E. Alley (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 Four Thousand Thirty One and 20/100 (\$24,031.20) Dollars, which indebtedness is evidenced by Borrower's note dated July 20, 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 5, 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 certain piece, parcel or lot of land with the buildings and improvements, thereon, lying and being on the westerly side of Rosalee Drive in the County of Greenville, State of South Carolina, being known and designated as Lot No. 2 on Plat of J. I. Skelton, as recorded in the RMC Office for Greenville County, SC in Plat Book HHH, page 159, and having according to said plat, the following metes and bounds to-wit;

BEGINNING at an iron pin on the westerly side of Rosalee Drive, said pin being the joint front corner of Lots No. 1 and 2 and running thence with the common line of said lots S 87-48 W 97 feet to an iron pin in line of Lenhardt property; thence S 0-30 W 170.5 feet to an iron pin in line of Southern Railway Co. right-of-way; thence with Southern Railway Co, right-of-way S 46-21 E 146.3 feet to an iron pin on the westerly side of Rosalee Drive; thence with the westerly side of Rosalee Drive N 1-26 W 275.6 feet to an iron pin, the point of beginning.

This is that same property conveyed by deed of Frances S. Jones to Robert E. Alley dated January 6, 1965 and recorded January 6, 1965 in Deed Volume 764 at Page 529 in the RMC Office for Greenville County, SC.

which has the address of Route 5, Box 170, Piedmont, SC 29673 (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 seised 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.

2 SE 283 1126

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