



BOOK 1024 PAGE 36
Documentary Stamps are figured on
the amount financed: \$22,062.84.

MORTGAGE

THIS MORTGAGE is made this 5th day of August 1983, between the Mortgagor, Randolph Arthur Smith (same as R. Arthur Smith) (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 Forty-Two Thousand-Four Hundred Eighty Two and 40/100 (\$42,482.40) Dollars, which indebtedness is evidenced by Borrower's note dated August 5, 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 20, 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 istuate, lying and being in the State of South Carolina, County of Greenville, near the City of Greenville, in Chick Springs Township adjoining lands of A. F. Hodgins, lands now or formerly owned by Sherman Painter, Thelma C. Baldwin and others and being the same property conveyed by deed recorded in the RMC Office for Greenville County in Deed Book 251 at Page 330 and has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the line of Piedmont Print Works and the southwestern corner of this lot and running thence along the line of Piedmont Print Works, S. 80-21 E., 150 feet to the corner of Painter property; running thence N. 3-58 E., 112 feet to an iron pin; thence S. 71-12 W., 150 feet to an iron pin; thence S. 9-12 W., 39.5 feet to the beginning corner.

This is that same property conveyed by deed of Clyde Lewis Hawkins to Randolph Arthur Smith dated July 23, 1971 and recorded July 26, 1971 in Deed Volume 921 at Page 238 in the RMC Office for Greenville County, SC.

which has the address of 2 Line Street, Taylors, SC 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 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.

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