

# MORTGAGE

Documentary Stamps are figured on  
the amount financed: \$1625.00.

BOOK 1625 PAGE 558

THIS MORTGAGE is made this 15th day of July 19 83, between the Mortgagor, Theo Gosnell (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 Nine thousand, one hundred fifty three dollars and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 15, 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 20, 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:

Theo Gosnell, his heirs, and assigns forever all that certain lot of land in Greenville County, S.C. containing 2.05 acres more, or less. Being part of deed to me by Vol. 506 page 366.

Beginning on old iron pin, Billy Jean Burrell South east corner on west side of Highway No. 101 about 1 mile N.W. of Highland, running thence with same S 20-12 E 210.5 ft. to iron pin, thence S 76-41W 429 ft. to iron pin, thence N 19-15W 210 ft. to iron pin on Billy Jean Burrell line, thence with same N 76-51 E 424.5 ft. to the beginning.

Further reference plat book for me by J.Q. Bruce registered Surveyor 10-5-1966

This is that same property conveyed by deed of Dorothy Mae Bowers to Theo Gosnell, dated 12-3-1966, recorded 1-13-1967, in volume 812 at page 132 of the RMC Office for Greenville County, S.C.

which has the address of Rt. 2 Box 260, Landrum (City), S.C. 29356 (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 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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4328-11-21