

MORTGAGEE'S ADDRESS  
101 East Washington Street  
P.O. Box 1268  
Greenville, S. C. 29602

SEP 15 3 44 PM '93

DONNIE S. WELLSLEY  
R.H.C.

# MORTGAGE

BOOK 1625 PAGE 913

THIS MORTGAGE is made this 9th day of September 1983, between the Mortgagor, WILLIAM M. HITCHINS AND HELEN WOOD HITCHINS (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").

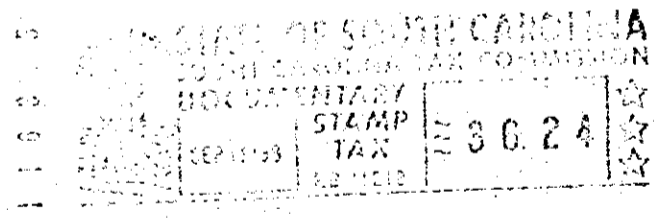
WHEREAS Borrower is indebted to Lender in the principal sum of NINETY THOUSAND FIVE HUNDRED THIRTY-SEVEN AND 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 9, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 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 situate in Highland Township, Greenville County, South Carolina, in the Town of Tigerville, on the west side of Old State Road - S. C. Highway No. 253, and being shown on a plat of property of T. P. Wood, made by Terry Dill, Registered Surveyor, dated October 2nd, 1967, which is recorded in the R.M.C. Office for Greenville County in Plat Book "SSS", at Page 25, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of S. C. Highway No. 253 north of the intersection of Chinquapin Road at the joint front corner of this property and that of North Greenville Junior College, and running thence S. 78-30 W. 287 feet to an iron pin; thence N. 9-58 W. 185 feet to an iron pin at the joint corner of this property, that of North Greenville Junior College, and that of T. P. Wood, thence with the common line of this property and that of T. P. Wood N. 87-49 E. 336 feet to an iron pin on the west side of S. C. Highway No. 253; thence with the west side of S. C. Highway No. 253 S. 8-49 W. 140 feet to an iron pin, the point of beginning.

Derivation: Deed Book 1190, Page 643 - Helen Wood Hitchins, formerly Helen W. Raines



which has the address of Old State Park Road, Highway 253, P.O. Box 207, Tigerville (Street) (City) S. C. 29688 (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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