

FILED
SEP 30 1983
S. C. DEPT. OF REVENUE

MORTGAGE

Documentary Stamps are figured on
the amount financed: \$ 35,018.04

THIS MORTGAGE is made this 23rd day of August, 1983 between the Mortgagor, N. J. Rynnion (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 Thirty-Six Thousand One Hundred Forty and 53/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 23, 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 11-21-83;

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 northeasterly side of Sugar Creek Lane, near the City of Greenville, South Carolina being known and designated as Lot No. 139 on Plat entitled "Map 4, Section 1 Sugar Creek" as recorded in the RMC Office for Greenville County, SC in Plat Book 5-D at page 72, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Sugar Creek Lane, said pin being the joint front corner of Lots 139 and 140 and running thence with the common line of said Lots N. 71-13-21 E. 121.30 feet to an iron pin, the joint rear corner of Lots 139 and 140; thence S. 13-56-53 E. 55.63 feet to an iron pin; thence S. 27-25-13 E. 100.93 feet to an iron pin, the joint rear corner of Lots 138 and 139; thence with the common line of said lots N. 89-40-00 W. 162.07 feet to an iron pin on the northeasterly side of Sugar Creek Lane; thence with the northeasterly side of Sugar Creek Lane N. 09-13-19 W. 79.97 feet to an iron pin the point of beginning.

This is that same property conveyed by deed of Edgar J. Curtis and Patricia R. Curtis to N. J. Rynnion dated August 24, 1982 and recorded in Book 1109 at Page 694 in the RMC office for Greenville County, SC.

which has the address of 123 Sugar Creek Lane Greer SC (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.

35,018.04

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