



Documentary Stamps are figured on the amount financed: \$ 24,643.34

MORTGAGE

BOOK 1629 PAGE 688

THIS MORTGAGE is made this 12th day of September 1983 between the Mortgagor, Sunny Sutton (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 Seven Thousand Four Hundred Eighty Eight and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 12, 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 October 1, 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, situate, lying and being on the Southeastern Side of Dreamland Way, in the County of Greenville, State of South Carolina, being known as Lot No. 1 on plat of property of Ruth H. Jamison, made by C. C. Jones, Engineer, April, 1951, recorded in the RMC Office of Greenville County, SC., in Plat Book "T" at Pages 326 and 327; and being more particularly described on a plat of property of Faye B. Sutton and Sunny Sutton, made by R. K. Campbell, Engineer, dated March 20, 1965, recorded in the RMC Office of Greenville County, SC., in Plat Book "III" at page 63, and having, according thereto, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Dreamland Way, adjacent to a 31.6 feet reserved strip, and running thence S. 54-55 E. 339.5 feet to an iron pin; thence running S. 56-0 W. 167.2 feet to an iron pin; thence running N. 42-53 W. 337.4 feet to an iron pin on the Southeastern side of Dreamland Way; thence running N. 66-19 E. 100 feet along the Southeastern side of Dreamland Way to an iron pin, the point of beginning.

The purpose of this deed is to correct certain errors in a deed made to the grantees herein by the grantor, recorded August 19, 1964 in the RMC Office of Greenville County, South Carolina, in Deed Book 755, at Page 540.

This is that same property conveyed by deed of Ruth H. Jamison to Faye B. Sutton and Sunny Sutton dated August 19, 1964 and recorded August 19, 1964 in Deed Volume 755 at Page 540 in the RMC Office of Greenville County, SC.

This is also that same property conveyed by corrected deed of Ruth H. Jamison dated March 22, 1965 and recorded March 23, 1965 in Deed Volume 769 at Page 556 in the RMC Office for Greenville County, SC.

which has the address of Dreamland Way, Route 9, Greenville, SC 29609 (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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