

FILED
NOV 25 1983
County S. Carolina

Vol 117 Page 49

Documentary Stamp are figured on
the amount loaned \$ 20,100.00

MORTGAGE

THIS MORTGAGE is made this 25 day of October 1983 between the Mortgagor, Michael G. Fleming and Brenda Cox Brown, now known as Brenda Cox Fleming (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 Twenty thousand, three hundred, seventy seven ~~and~~ 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 25, 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 November 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 piece, parcel or lot of land being in the State of South Carolina, County of Greenville, near Simpsonville, containing 6.825 acres and being bounded by East Georgia Road to the South, Cooper Lake Road to the West, Lee Vaughn Road to the North, and the property of Shirley L. Whitmire to the East, as shown on plat recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 91 at page 28, and having, according to said plat, such metes and bounds as appears thereon.

This is that same property that was conveyed by deed of Janet Phillips King to Michael G. Fleming and Brenda Cox Brown, dated 11/15/82, recorded 11/30/82, in Deed Volume 1178, at Page 121, in the R.M.C. Office for Greenville County, South Carolina.

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which has the address of 1703 East Georgia Rd., Simpsonville, South Carolina, 29681
(Street) (City)
..... (herein "Property Address");
(State and Zip Code)

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 seized 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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