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MORTGAGE

THIS MORTGAGE is made this 16th day of January, 1984 between the Mortgagor, JOHN J. SCHROEDER AND GAYLE GRIMES SCHROEDER (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 SEVENTY FIVE THOUSAND AND N)/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 16, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2014

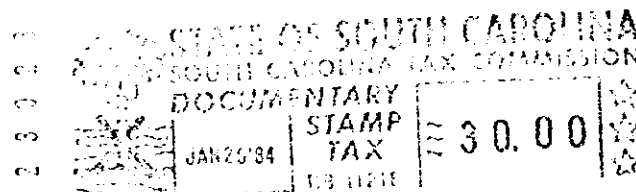
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, lying and being in the County of Greenville, State of South Carolina, on the southwest side of Taylors Road, containing 5.22 acres, as shown on plat entitled "Property of John J. Schroeder and Gayle G. Schroeder", prepared by Freeland and Associates, dated January 10, 1984 and recorded in the R.M.C. Office for Greenville County in Plat Book 10F at Page 72, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin at the right-of-way for Taylors Road and thence continuing with said right-of-way, S. 34-05 E. 233.0 feet to an iron pin; thence continuing with said right-of-way, S. 33.35 E. 128.07 feet to an iron pin at the corner of property now or formerly belonging to Vinson; thence continuing with the Vinson line, S. 45-46 W. 471.0 feet to an iron pin in the northern right-of-way for Jones Road; thence continuing with said right-of-way, the following courses and distances; N. 82-35 W. 84.0 feet to an iron pin; N. 84-41 W. 100.2 feet to an iron pin; N. 87-29 W. 102.8 feet to an iron pin; N. 89-55 W. 82.93 feet to an iron pin; thence with other property now or formerly of Vinson, N. 23-27 E. 195.1 feet to an iron pin; thence running N. 42-07 E. 391.90 feet to an iron pin; thence running N. 50-50 E. 211.9 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Mortgagors herein by deed of E. Henry Cappelmann, Jr. and Dorothy E. Cappelmann, dated November 9, 1973 and recorded in the R.M.C. Office for Greenville County on November 9, 1973 in Deed Book 988 at Page 95.

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which has the address of 1232 Taylors Road, Taylors, South Carolina 29687 (herein "Property Address");
[Street] [City] [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 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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