

**MORTGAGE**

Documentary Stamps are figured on  
the amount financed: \$ 14,617

THIS MORTGAGE is made this 20th day of June 1983, between the Mortgagor James H. Orr (Same as Kathy B. Orr) (Same as James H. Orr, Jr.) (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 Fourteen thousand, six hundred and seventy-one and 68/100 dollars, which indebtedness is evidenced by Borrower's note dated June 20, 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 July 10, 1991.

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 all improvements thereon or hereafter to constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the East side of Beatrice Street, and being known and designated as Lot No. one (1) as shown on plat prepared for Talmer Cordell by C. C. Jones, Civil Engineer, dated November 9, 1963 and which plat has been recorded in the R.M.C. Office for Greenville County in the Plat Book GCG at Page 65, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Beatrice Street at the joint front corner of Lots Nos. 1 and 2 as shown on said plat, and running thence with the East side of said street S. 21-55 E. 62.5 feet to an iron pin; thence N. 67-48 E. 133.4 feet to an iron pin in branch; thence with the meanderings of said branch, branch being the line, N. 17-15 W. 62.7 feet, more or less, to a point in center of branch at the joint rear corner of said two lots; thence with the joint property line of said Lots Nos. 1 and 2 S. 67-48 W. 138.5 feet to the beginning point.

DERIVATION: This being that same property conveyed to Shirley T. Bennett by deed of Charles W. Bennett dated the 25th day of July, 1968 and recorded in the R.M.C. Office for Greenville County in Deed Book 851 at Page 258.

This is the same property conveyed by Deed of Shirley T. Bennett unto James H. and Katherine B. Orr, dated September 9, 1977 recorded September 12, 1977, in the R.M.C. Office for Greenville County, volume 1064 page 632.

which has the address of 313 Beatrice Street Greenville, South Carolina 29611 (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 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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