

FEB 8 11 08 AM '83

DONNIE S. TANKERSLEY
R.M.C.

200:1594 CASE 116

MORTGAGE

THIS MORTGAGE is made this 7th day of February, 1983, between the Mortgagor, Ralph P. Snow and Setora C. Snow (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").

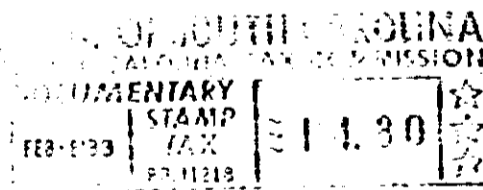
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Seven Thousand and 00/100 (\$37,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 7, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 2013 *RPB feb*

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, together with all improvements thereon, situate, lying and being in Greenville County, South Carolina, and containing 4.81 acres, on a survey for Ralph P. and Setora C. Snow prepared by C. O. Riddle, RLS, on October 3, 1982 and certified January 17, 1983 and recorded in the RMC Office for Greenville County in Plat Book 911 at Page L, and having, according to said plat, the following metes and bounds, to-wit;

BEGINNING at a railroad spike in or near the center of King Road and running thence along said Road S. 17-26-10 W. 95.70 feet to a railroad spike; thence continuing along said Road S 6-37 W. 66.62 feet to a nail and cap in or near the center of said Road; thence continuing along said Road S. 12-52-28 W. 80.03 feet to a nail and cap in or near the center of said Road; thence continuing along said Road S. 27-11-43 W. 55.0 feet to a railroad spike in or near the center of said Road; thence turning and running along the Lloyd L. Mayfield property N. 61-14-05 W. 462.10 feet to an iron pin; thence turning and running along said Mayfield property N. 01-32-45 W. 724.60 feet to an old iron pin; thence turning and running along Shirley Whitmire property S. 27-18-50 E. 472.80 feet to an iron pin; thence continuing along said Whitmire property S. 49-48-50 E. 375.50 feet to a railroad spike in or near the center of King Road, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Etta Lou M. Mayfield recorded November 2, 1982 in Deed Book 1176 at Page 502.



which has the address of Route 2 (4.81 ac. on King Road) Simpsonville, South Carolina 29681 (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.