

RECORDED
FEB 14 1983
Donnie S. Tankersley

Documentary Stamps are figured on
the amount financed: \$ 6,058.04
MORTGAGE

BOOK 1594 PAGE 766

THIS MORTGAGE is made this 20th day of December 1982 between the Mortgagor, Robert B. Gill (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 Nine Thousand Six Hundred Twenty Two & 08/100 (\$9,622.08) Dollars, which indebtedness is evidenced by Borrower's note dated December 20, 1982 (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 15, 1989.

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 on the western side of Willow Pond Lane in the County of Greenville, State of South Carolina, being known and designated as Lot No. 4 on Plat of Willow Pond Subdivision, having been made by Heaner Engineering Company, dated February 11, 1974, and recorded in the RCM Office particularly described as follows:

BEGINNING at iron pin on Willow Pond Lane, joint front corner of Lots 4 and 5 and running along the curvature of Willow Pond Lane, the chord being N. 39-45-46 W. 122.635 feet to an iron pin, joint front corner of lots 3 and 4; thence along the line of lot 3 S. 62-48-31 W. 216.17 feet to an iron pin, joint rear corner of Lots 4 and 5; thence along the line of Lot 5 N. 37-39-56 E. 207.41 feet to an iron pin, the beginning corner.

This conveyance is made subject to all restrictions, easements and rights of way of record or on the ground affecting subject property.

Grantee to pay 1976 taxes.

Derivation: Deed Book 1040 at page 162, Deed of H.D.C. Company, a Partnership to Douglas Company recorded July 26, 1976.

This is the same property conveyed by deed of Douglas Company dated July 23, 1976 and recorded July 26, 1976, in the R.M.C. Office for Greenville County in Volume 1040 at page 161.

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which has the address of 4 Willow Pond Lane Piedmont, South Carolina (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 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.

SOUTH CAROLINA - 1 to 4 Family - 6.75 - FNMA/FHLMC UNIFORM INSTRUMENT
1P12242 65-051624-83. *6,058.04

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4328-RV-2