



MORTGAGE

THIS MORTGAGE is made this 4th day of February 1983, between the Mortgagor, Dale E. Hazen and Rose Marie Hazen

(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 THOUSAND, FIVE HUNDRED, TWENTY EIGHT and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 4, 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 April 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:

DALE E. HAZEN AND ROSE MARIE HAZEN, their heirs and assigns, forever:

ALL that lot of land on the northern side of Mapleton Drive, in Greenville County, South Carolina, being shown as Lot No. 108 on Plat of Pine Forest, recorded in Plat Book QQ at Page 106 and 107, and having the following metes and bounds according to said plat:

BEGINNING at an iron pin on the northern side of Mapleton Drive at the joint front corner of Lots 107 and 108 and running thence with the northern side of Mapleton Drive, N. 63-30 E. 100 feet to an iron pin at the corner of Lot 110; thence with line of Lot 109 and Lot 110, N. 26-30 W. 138 feet to an iron pin at corner of Lot 50; thence with line of Lot 50, S. 63-30 W. 100 feet to an iron pin at corner of Lot 107; thence with line of Lot 107, S. 26-30 E. 138 feet to the point of beginning.

This being the same property conveyed to Dale E. Hazen and Rose Marie Hazen by deed from William C. Owens recorded in the R.M.C. Office for Greenville County, South Carolina on June 3, 1966 in Deed Book 799 on Page 448 and dated June 3, 1966.

This being that same property conveyed by Deed of William C. Owens and Dennis E. Mullikin, Jr. to Dale E. Hazen and Rose Marie Hazen dated June 1, 1966 and recorded June 3, 1966 in Deed Vol. 799 at page 448 in the RMC office for Greenville County, SC.

which has the address of Route #6, Mapleton Drive, Greenville, South Carolina (Street) (City) 29607 (State and Zip Code) (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 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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