



MORTGAGE

Documentary Stamps are figured on the amount financed \$ 12,058.84 BOOK 1602 PAGE 546

THIS MORTGAGE is made this 23rd day of March 1983 between the Mortgagor, Aaron Gene Sims and Sandra E. Sims (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, nine hundred, sixty and 52/100 Dollars, which indebtedness is evidenced by Borrower's note dated Marcy 23, 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, 1986

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 in the County of Greenville, State of South Carolina, on the easterly side of Carr Road, containing 1.95 acres, as shown as plat of Property of Aaron G. Sims, prepared by Carolina Surveying co., 11 September 1978, recorded in the R.M.C. Office for Greenville County, SC, in Plat Book "6 W", at Page 11, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old spike in the center line of Carr Road and running thence with the center line of said Road, N. 26-55 E. 310 feet to a spike; thence leaving the center line of Carr Road and running with other property of Aaron Gene Sims, S. 74-08 E. 278.5 feet to an iron pin; thence S. 26-55 W. 310 feet to an iron pin in line of property of Bill Trammell; thence N. 74-08 W. 278.5 feet to an old spke, the point of BEGINNING.

This is that same property conveyed by deed of George S. Rainey to Aaron Gene Sims, recorded October 3, 1973, in Deed Book 985, at Page 403, in the R.M.C. Office for Greenville County, SC.

which has the address of Carr Road, Rt. 4, Box 196, Greenville SC (Street) (City) (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.

GCTO ——— 3 AP 18 83 061

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