



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 6,556.64

THIS MORTGAGE is made this 6th day of April 1983, between the Mortgagor, John I. Eaton and Rose L. Eaton (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 Nine Hundred Ninty Four Dollars & Thirty Two Cents, which indebtedness is evidenced by Borrower's note dated April 6, 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 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:

JOHN I. EATON AND ROSE L. EATON, their heirs and assigns: ALL that piece, parcel or lot of land in the County and State aforesaid situate, lying and being on the eastern side of Neely Ferry Road and having the following metes and bounds, to-wit:

BEGINNING at a nail in the center of Neely Ferry Road, which nail is located 950 feet north of the center of West Georgia Road, and running thence N. 82-00 E. 290.4 feet to an iron pin; thence S. 08-30 E. 150 feet to an iron pin; thence S. 82-00 W. 290.4 feet to a nail in the center of Neely Ferry Road; thence with the center line of said road, N. 08-30 W. 150 feet to the point and place of beginning.

This being the same property conveyed to the grantors herein by deed of Juanita F. Woods dated December 31, 1976 and recorded in the RMC Office for Greenville County, S. C. in Deed Book Vol. 1049 at page 42.

This is that same property conveyed by deed of Walter J. Tollison and Linda M. Tollison to John I Eaton and Rose L. Eaton, dated 8/30/82, recorded September 3, 1982, in Deed Volume 1173, at Page 379, in the R.M.C. Office for Greenville County, SC.

which has the address of Rt 3 Neely Ferry 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 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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