

FILED  
MAY 19 1983  
DORRIS S. TAYLOR

at 1597

# MORTGAGE

Documentary Stamps are figured on  
the amount financed: \$ 8,351.12

THIS MORTGAGE is made this Fourth day of April 1983, between the Mortgagor, Larry E. Seay and Peggy M. Seay (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 Eleven Thousand Seven Hundred ninety-eight dollars and forty cents Dollars, which indebtedness is evidenced by Borrower's note dated April 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 10, 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 certain piece, parcel or lot of land situate, lying and being in the state of South Carolina, County of Greenville, Paris Mountain Township about six miles west of the City of Greenville near the Saluda River, containing 5 acres, more or less, being known and designated as the front portion of Lot No. 4 of the property of Anna M. Beaty, according to a plat thereof prepared by J. Coke Smith, Surveyor, in July, 1945, and having the following metes and bounds, to wit:

BEGINNING at an iron pin in the center of the Saluda Lake Road at the joint corner of Tract No. 1, Tract No. 4 and property now or formerly of Hollis and running thence along the Hollis line N. 15-00 E. 15.00 chains to a point on a line of Tract No. 4; thence on a line through Tract No. 4, N. 75 W. 4.5 chains, more or less, to a point on the line of Tract No. 3; thence along the line of Tract No. 3 S. 15-00 W. 12.00 chains, more or less, to an iron pin in the center of said road; thence along said road S. 23-30 E. 3.00 chains to a bend; thence continuing with said road S. 43-00 E. 2.30 chains to the beginning corner.

This conveyance is subject to all restrictions, zoning ordinances, setback liens, roads or passageways, easements and rights of way, if any, affecting the above described property.

This is the same property conveyed by deed of Lawson Hall and Roy Satterfield to Larry E. Seay and Peggy M. Seay, dated April 30th, 1976 and recorded April 30th, 1976 in the RMC office for Greenville County in Deed Volume 1035 page 575.

which has the address of . . . Route 1, Saluda Lake Road, Greenville, South Carolina . . . 29611 (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.

\$ 8351.12

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