



MORTGAGE

309: 1607 PAGE 249
Documentary Stamps are figured on
the amount financed: \$ 7,857.16

THIS MORTGAGE is made this Sixth day of April
1983, between the Mortgagor, Danny B. Harden and Melissa M. Harden

(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 Seven Hundred Forty Seven Dollars and Seventy Two Cents Dollars, 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, 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 situate, lying and being in the State of South Carolina, County of Greenville, in Cleveland Township on the Southeastern side of Gap Creek Road and being shown on a plat prepared by Robert Jordan, RLS, dated October 26, 1967, recorded in Plat Book VVW at page 83 in the RMC Office for Greenville County, South Carolina, thereon more particularly described as follows: BEGINNING at a point in the center of Gap Creek Road at the joint corner of the property herein described and property of McCall, and running thence along the line of the said McCall property South 37-00 East 438 feet to a point; thence down the meanderings of Gap Creek (the creek is the line), South 38-02 West 319.6 feet to a point; thence running along the line of property of Bell, North 37-30 West approximately 485 feet to a point in the center of Gap Creek Road; thence running along the center of Gap Creek Road approximately 322 feet to the point of BEGINNING. This is a portion of the property conveyed to Danny E. Harden and Melissa McCall Harden by G.H. Poole and Rose Lee McCall by deed dated Nov. 8, 1967, and recorded in Deed Book 835 at page 240. Also See Judgment Roll J 11,961. ALSO: ALL that certain piece, parcel or lot of land situate, lying and being in Cleveland Township, Greenville County, on the Southeastern side of Gap Creek Road and adjoining the tract hereinabove described and containing 3.2 acres, more or less, as shown on plat by Carolina Surveying Co., dated June 10, 1980, and having according to said plat the following metes and bounds: BEGINNING at a point in the center of Gap Creek Road and running thence N 45-12 E 294.7 feet to a point; thence running along the line of other property of Daisy Poole McCall South 39-10 East 352.4 feet to a point; thence running S 36-08 E 92 feet to a point (center line of branch being the line); thence running with Gap Creek as the line, the following traverse lines: S 48-33 W 152.7 feet, S 47-50 W 153.5 feet to a point; thence leaving creek and running N 36-51 W 429.6 feet to the point of BEGINNING in center of road.

This being the identical property conveyed to Danny B. Harden and Melissa M. Harden by deed of Daisy Poole McCall of even date to be recorded herewith.

This is the same property conveyed by Deed of Daisy Poole McCall unto Danny B. & Melissa M. Harden, dated 6-18-80 recorded 6-23-80, in the RMC Office for Greenville County, volume 1127 page 906.

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which has the address of Route 1 Gap Creek Road Marietta,
[Street] [City]
South Carolina 29661 (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.

