

GREENVILLE, S.C. **MORTGAGE**

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THIS MORTGAGE is made this 20th day of June 1983, between the Mortgagor, Carlton L. Baker (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").

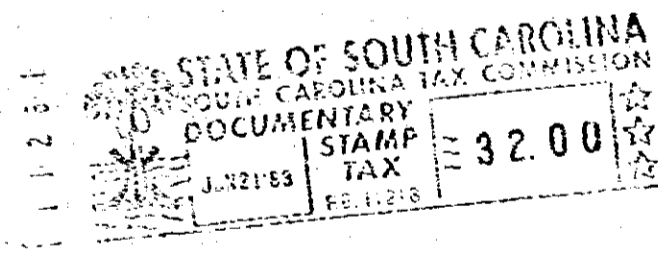
WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 20, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 1998.

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 City of Greenville, County and State aforesaid, on the South side of Legrand Boulevard, being shown more fully on plat entitled "Property of D. R. Atkinson & C. L. Baker," prepared by Dalton & Neves Co., Engineers, in July, 1981, which plat is recorded in the RMC Office for said county in Plat Book 8-Q at Page 53, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Legrand Boulevard, which pin is 129.26 feet S. 48-56 E. from the intersection of said street with the East right-of-way line for S. C. Highway No. 291 (known as Pleasantburg Drive); and running thence S. 26-19 W. 117.1 feet to iron pin; thence S. 63-55 E. 91.05 feet to iron pin; thence N. 26-54 E. (crossing a concrete brick wall) 92.3 feet to iron pin on South side of Legrand Boulevard; thence with the right of way of said street, N. 48-56 W. 95.25 feet to point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Danny R. Atkinson dated January 12, 1983 and recorded January 12, 1983 in the RMC Office for Greenville County in Deed Book 1180 at Page 748.



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which has the address of 106 LeGrand Boulevard Greenville, South Carolina (herein "Property Address");

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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 seized 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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