

Documentary Stamps are figured on the amount financed \$ 6,592.00

MORTGAGE

THIS MORTGAGE is made this 25 day of May 19. 83, between the Mortgagor, Frederick Anderson Breeden and Joan A. Breeden (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, two-hundred, six and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 25, 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 June 1, 1988;

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 piece, parcel or lot of land with improvements thereon, located in the County of Greenville, State of South Carolina, situate, lying and being on the northern side of a county road in Fairview Township and containing one acre as shown by plat made for J.F. Higgs by C.O. Riddle, dated January 8, 1958 and according to said plat, having the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of a county road, joint corner of land now or formerly owned by Clarence Higgs and Martin and thence running N. 12-30 W. 189 feet to an iron pin; thence running S. 75-03 W. 209 feet to an iron pin; thence running S. 12-30 E. 189 feet to an iron pin on the northern side of said county road, thence N. 75-03 E 209 feet to an iron pin.

This is the same property conveyed to J. Wallace Higgs and Glenna B. Higgs by deed of J.F. Higgs dated June 14, 1965, recorded in the RMC Office for Greenville County in Deed Book 775 at page 540.

(The grantees herein assume and agree to pay that certain mortgage in favor of Fountain Inn Federal Savings and Loan Association in the original amount of \$4,000.00 recorded in the RMC Office for Greenville County in Mortgage Book 1013, at page 627 and having a balance due thereon of \$3,248.11.) (Satisfied)

Derivation: This is that same property conveyed by deed of J. Wallace Higgs and Glenna B. Higgs dated April 19, 1968 and recorded in the RMC Office for Greenville County in Deed book 842 at page 437 on April 22, 1968. This deed conveyed to: Frederick Anderson Breeden and Joan A. Breeden, their heirs and assigns forever.

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which has the address of Rt. 2 Box 545 Simpsonville, South Carolina (Street) (City) 29681 (State and Zip Code) (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".

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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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