

JUN 28 2 05 PM '83
DONALD W. SLEY

MORTGAGE

309-1613 PAGE 610

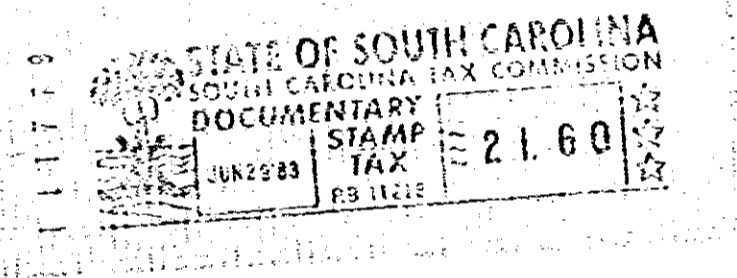
THIS MORTGAGE is made this Twenty Seventh day of June, 1983, between the Mortgagor, Robert W. Reames and Deborah W. Reames (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Four Thousand and no/100 (\$54,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 27, 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, 2013

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 lying in the State of South Carolina, County of Greenville, Austin Township, shown as Lot 20 on plat of OAKFERN, Section I, as recorded in the RMC Office for Greenville County in Plat Book 6H at Page 72 and being further described on plat entitled "Property of Robert Wayne Reames and Deborah Ann Reames" prepared by James R. Freeland, RLS, and recorded in the RMC Office for Greenville County in Plat Book 74 at Page 83 of even date herewith; said plat being craved for the specific metes and bounds of the within mortgaged property.

This being the same property conveyed to mortgagors herein by deed of Edward H. Hembree Builders, Inc., dated May 19, 1983, and recorded in the RMC Office for Greenville County of even date herewith.



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which has the address of 1920 Bethel Road Simpsonville (City) South Carolina 29681 (State and Zip Code) (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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