



1520-649

# MORTGAGE

Documentary Stamps are figured on the amount loaned \$ \_\_\_\_\_.

THIS MORTGAGE was made this 11th day of July 1983, between the Mortgagor, Dennis Edward Arrington and Alice G. Arrington (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 thousand, one hundred fifty five dollars and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 11, 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 20, 1993.

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 in Chick Springs Township, Greenville County, South Carolina, being known and designated as Lot 28 on a Plat of N.A. and Gladys G. Hack Subdivision, recorded in the RMC Office for Greenville County in Plat Book L at Pages 188 and 189, and having, according to said Plat, the following metes and bounds:

BEGINNING at a point on Montgomery Street, joint corner of Lots 28 and 29, and running thence with the line of Lot 29, N. 85-30 W, 302 feet to joint corner of Lots 11,12,28 and 29; thence with the line of Lot 11, N 02-30 W, 100 feet to joint corner of Lots 10,11,27 and 28; thence with the line of Lot 27, S. 85-20E, 308.5 feet to joint corner of Lots 27 and 28 on Montgomery Street; thence with Montgomery Street, N.06-50 E, 100 feet to the beginning corner.

ALSO: ALL that piece ,parcel or lot of land in Chick Springs Township, Greenville County, South Carolina, being known and designated as Lot 29 on a Plat made by W.J. Riddle, recorded in the RMC Office for Greenville County in Plat Book L, at Pages 132 and 133, and having the following metes and bounds:BEGINNING at a pin on Montgomery Street at the joint front corners of Lots 28 and 29; thence S 85-30 W, 302 feet to a pin at the joint corner of Lots 11 and 12; thence N.02-30 W,100 feet to the joint corner of Lots 12 and 13; thence N. 85-30 E, 295.5 feet to a pin on Montgomery Street; thence along Montgomery Street, S 07-05 E, 100 feet to the beginning corner.

ALSO: ALL that piece, parcel, or lot of land in Chick Springs Township, Greenville County, South Carolina, designated as Lot 27 on a Plat of N.A. and Gladys G. Hack Property, recorded in Plat Book L, at Pages 34 and 35, and having, according to said plat, the following metes and bounds;BEGINNING at a point on Montgomery Street, joint corner of Lots 26 and 27, and running thence with the line of Lot 26, S 85-30 W, 315 feet to a pin in the rear joint corner of Lots 9 and 10; thence with the rear line of Lot 10, N. 02-30 W. 100 feet to a pin in the joint rear corner of Lots 11 and 28; thence with the line of Lot 28, N 85-30 E, 308.5 feet to a pin on Montgomery Street; thence with Montgomery Street, S 07-05 E, 100 feet to the beginning corner.

ALSO: ALL that piecem parcel, or lot of land in Chick Springs Township, Greenville County, South Carolina, known and designated as Lot 26 on a Plat of N.A. and Gladys G. Hack Property recorded in the RMC Office for Greenville County in Plat L, at Pages 132 and 133, and having, according to said Plat, the following metes and bounds: BEGINNING at a point on Montgomery Street, joint corner of Lots 26

which has the address of Rt. 5 Montgomery St. Greenville (continued on attached sheet)  
S.C. 29609 (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, for 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 herein conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered and that Borrower will warrant and defend against the title to the Property against all claims and demands, subject to valid claims, judgments or restrictions, including a subsurface or exceptions to coverage, in any title insurance policy covering the Property.

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