

Sandra Day Dill Formerly Known as Sandra Jean Day

1021-304

Documentary Stamps are figured on the amount financed \$5,400.00.

MORTGAGE

THIS MORTGAGE is made this 8 day of July 1983, between the Mortgagor, Sandra Day Dill

(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 Five Thousand, Four Hundred and forty-two Dollars and 12/100ths which indebtedness is evidenced by Borrower's note dated July 8, 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 Sept. 1, 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 piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, being shown as Lot 124 of Section 2 of Orchard Acres on plat thereof recorded in Plat Book QQ at page 66, and having such metes and bounds as are set forth in the deed recorded in Book 669 at page 227.

This deed is intended to convey the record title unto the grantee as devised to her under the will of Weldon T. Day recorded in File 21, Apt. 1093, Office of the Probate Court of Greenville County.

This is the same property as conveyed by deed of Clyde Eugene Day as Executor of the Estate of Weldon T. Day, dated August 11, 1970 and recorded August 11, 1970 in the RMC Office for Greenville County in Volume 896, at Page 43. Deeded to Sandra Jean Day.

which has the address of 1 Clingstone Dr., Taylors, S.C. 29687

(Street)

(City)

..... (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 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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