

REF FILED

1621-1071

AUG 17 1983

MORTGAGE

THIS MORTGAGE is made this 17 day of August 19 83, between the Mortgagor, Robert D. Welborn (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, 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 TWELVE THOUSAND AND NO/100 (\$12,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 17, 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 September 1, 1998

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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 tract of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as 8.73 acres according to a survey of the Property of B. F. Thackston made by C. O. Riddle, Engineer, March 2, 1966, and having the metes and bounds as shown thereon, as follows:

BEGINNING at iron pin in the center of S. C. Road 84 and property now or formerly of G. E. & Ruby Kind and running thence along the approximate center of said road S. 19-30 E. 136 feet to iron pin; running thence S. 62-56 W. 622 feet to iron pin; running thence S. 62-26 W. 367.9 feet; running thence N. 19-40 W. 302.6 feet; running thence N. 15-30 E. 328.3 feet to iron pin; running thence along property now or formerly of Jerry & Jean Robinson N. 73-30 E. 517.7 feet to iron pin; running thence S. 21-37 E. 264.6 feet; running thence N. 72-15 E. 267.9 feet to the approximate center of S. C. Road 84, the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of Jack M. Clark and Catherine D. Clark of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

which has the address of Route 3 Simpsonville
(Street) (City)
S. C. 29681 (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 covenants, 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 the owner of the above described property and has the right to mortgage, grant and convey the Property, that the Property is not subject to any other mortgage, lien, claim, or encumbrance, and that Borrower will current and defend against all claims, liens, mortgages, and encumbrances, including all taxes, assessments, and other charges, against the Property.

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