

ATTN: COMMERCIAL
LENDING DIVISION

FILED
GREENVILLE, S.C.

BOOK 1823 PAGE 15

AUG 26 4 31 PM '85 MORTGAGE

DONNIE J. WILKINSLEY
R.M.C.

THIS MORTGAGE is made this 26 day of August 1983 between the Mortgagor, Fred L. & Sue Hood A/K/A. Bobbie H. Hood (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 Thirty-Thousand and no/100 100 Dollars, which indebtedness is evidenced by Borrower's note dated August 26, 1985 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 8/27/84

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 with the buildings and improvements thereon, lying and being on the northwesterly side of Del Norte Road, near the City of Greenville, South Carolina, being known and designated as Lot No 313 on plat of Del Norte Estates, Section II, as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4N, pages 12 and 13, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Del Norte Road, said pin being the joint front corner of Lot Nos, 313 and 314 and running thence with the common line of said lots N. 39-24 W. 220.1 feet to an iron pin, the joint rear corner of Lots No 313 and 314, thence N. 21-37 E. 72.6 feet to an iron pin, the joint rear corner of Lots No 131 and 132, thence with the common line of said lots S. 46-29 E. 255 feet to an iron pin on the northwesterly side of Del Norte Road; thence with the northwesterly side of Del Norte Road S. 49-15 W. 95 feet to an iron pin, the point of beginning.

This is the same property conveyed to grantor herein by Cothran & Darby Builders, Inc dated June 15, 1976, recorded in the RMC Office for Greenville county in deed book 1038 at page 80.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
AUG 26 83
TAX
\$ 12.00

which has the address of 605 Del Norte Road, Greenville, South Carolina (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 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.

2 AU26 83

366

4.0001

100

24328-12