

FILED
SEP 2 1983
Donnie S. Tankersley

BOOK 1524 PAGE 16
Documentary Stamps are figured on
the amount financed: \$9748.73.

MORTGAGE

THIS MORTGAGE is made this 24th day of June 1983 between the Mortgagor, Larry D. Meeks (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 Thirteen Thousand-Six Hundred... Ninety-Four and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 24, 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 15, 1988;

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 lot of land being known as Lot 1 of a subdivision known as Avice Dale as shown on plat recorded in Plat Book B at Page 53, and being shown on a more recent revised plat prepared by Carolina Engineering and Surveying, as property of Ralph S. Monroe, Jr., recorded in Plat Book XXX, Page 95 in the RMC Office for Greenville County, and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Old Easley Bridge Road and Avice Dale Drive, and running thence along Avice Dale Drive, the following courses and distances: S. 23-13 W. 100 feet to an iron pin; thence S. 17-02 W. 200 feet to an iron pin; thence S. 22-27 W. 100 feet to an iron pin; thence S. 40-35 W. 100 feet to an iron pin; thence S. 29-18 W. 89 feet to an iron pin at the corner of Lot 2; thence leaving Avice Dale Drive and running thence along the joint line of Lots 1 & 2, N. 62-30 W. 432.4 feet to an iron pin; thence N. 28-39 E. 578.1 feet to an iron pin on Old Easley Bridge Road; thence along Old Easley Bridge Road the following courses and distances: S. 54-0 E. 187.3 feet to an iron pin; thence S. 62-07 E. 110 feet to an iron pin; thence S. 81-47 E. 106 feet to an iron pin at the point of beginning.

This is that same property conveyed by deed of J. W. Shelnett to Larry D Meeks dated February 8, 1972 and recorded February 8, 1972 in Deed Volume 935 at Page 628 in the RMC Office for Greenville County, SC.

which has the address of Old Easley Bridge Road, Greenville, SC 29611 (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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