



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 10,840.60.

THIS MORTGAGE is made this 11th day of August, 1983, between the Mortgagor, Annie E. Parks (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 Nine Thousand Eight Hundred Forty and 60/100 (\$9,840.60) Dollars, which indebtedness is evidenced by Borrower's note dated August 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 August 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 certain piece, parcel or lot of land situate, lying and being in Gantt Township, Greenville County, State of South Carolina, being a portion of Tract No. 4 of the Estate of Ella Easley, as shown on a Plat of same made by R. E. Dalton, Engineer, February, 1923, and described more fully as follows:

BEGINNING at a point in the center of the Old Augusta Road, said point being at the Northeastern corner of said Tract No. 4 near the line of John Dreher lands, and running thence along the line of said John Dreher S. 54-45 W, 130 feet; thence along a new line S. 6-10 E. 80 feet; thence along a new line N. 54-45 E. 130 feet to the center of said Old Augusta Road; thence along the center of the Old Augusta Road N. 6-10 W. 80 feet to the point of beginning.

This is that same property conveyed by deed of Maudestine C. Coleman (her undivided interest) to Annie E. Parks dated January 31, 1977 and recorded April 13, 1977 in Deed Book 1054 at Page 546 in the RMC Office for Greenville County, SC.

This is that same property conveyed by deed of Dillard Clinkscales (his undivided interest) to Annie E. Parks dated February 14, 1977 and recorded April 13, 1977 in Deed Volume 1054 at Page 547 in the RMC Office for Greenville County, SC.

This is that same property conveyed by deed of Leonard Clinkscales (his undivided interest) to Annie E. Parks dated April 9, 1977 and recorded April 13, 1977 in Deed Volume 1054 at Page 548 in the RMC Office for Greenville County, SC.

This is that same property conveyed by deed of Adel Clinkscales (her undivided interest) to Annie E. Parks dated February 7, 1977 and recorded April 13, 1977 in Deed Volume 1054 at Page 549 in the RMC Office for Greenville County, SC.

This is that same property conveyed by deed of Geraldine Clinkscales (her undivided interest) to Annie E. Parks dated January 31, 1977 and recorded April 13, 1977 in Deed Volume 1054 at Page 550 in the RMC Office for Greenville County, SC.

This is that same property conveyed by deed of Jaynoid Clinkscales (his undivided interest) to Annie E. Parks dated February 15, 1977 and recorded April 13, 1977 in which has the address of 521 A. Old Augusta Road, Greenville, SC. 29605 (herein "Property Address");

CONTINUED

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 SE 2 83 1116

4.0001

200

438-172

7, 843, 31