

FILED
GREENVILLE
SEP 22 2 56 PM '83
DONOR

MORTGAGE

BOOK 1627 PAGE 42

THIS MORTGAGE is made this twenty-second day of September, 1983, between the Mortgagor, F. Towers Rice (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 Sixty-Seven Thousand Four Hundred and No/100 (\$67,400.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 22, 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 first day of sixth (6th) month following closing

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 situate, lying and being on the southeastern side of Fox Ridge Place, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 30 of a subdivision known as Fox Ridge at Pebble Creek, Phase II, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 8-1 at Page 2, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Fox Ridge Place at the joint front corner of Lots 30 and 31, and running thence with the joint line of said lots S. 60-21 E. 123.23 feet to an iron pin; running thence S. 28-55 W. 60 feet to an iron pin at the joint rear corner of Lots 29 and 30; running thence with the joint line of said lots N. 60-21 W. 123.23 feet to an iron pin on the southeastern side of Fox Ridge Place; running thence with the southeastern side of said Place N. 28-55 E. 60 feet to an iron pin, point of beginning.

THIS is the identical property conveyed to the Mortgagor herein by Preferred Homes, Inc., by deed recorded in the R.M.C. Office for Greenville County September 1, 1982, in Deed Book 1173 at Page 180.

RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
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which has the address of Lot 30 Fox Ridge Place Greenville
[Street] [City]
South Carolina 29609 (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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