



Documentary Stamps are figured on the amount financed: \$ 5631.28

MORTGAGE

BOOK 1530 PAGE 713

THIS MORTGAGE is made this 21st day of Sept 1983 between The Mortgagor, R. Keith Davis (same as Robert Keith Davis) (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 Seven Thousand Eight Hundred Twenty Eight and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated September 21, 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 Oct. 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 the State of South Carolina, County of Greenville, on the southern side of Crowdale Drive and known as Lot 65 as shown on a plat of Gray Fox Run Subdivision prepared by C. O. Riddle, dated November 6, 1975 and revised March 4, 1976 and recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 16 and having, according to said plat the following metes and bounds, to-wit;

Beginning at an iron pin on the southern side of Crowdale Drive at the joint front corner of Lots 65 and 66 and running thence along the common line of said Lots, S 2-36 W 150 feet to an iron pin at the joint rear corner of said Lots; thence N 87-24 W 95 feet to an iron pin at the joint rear corner of Lots 64 and 65; thence along the common line of said Lots, N 2-36 E 150 feet to an iron pin at the joint front corner of said Lots on the southern side of Crowdale Drive; thence along said Drive, S 87-24 E 95 feet to an iron pin, the point of beginning.

This is a portion of the property conveyed to Threatt-Maxwell Enterprises, Inc. by deed of Clyde N. Strange recorded in the RMC Office for Greenville County in Deed Book 1010 at Page 237. Threatt-Maxwell Enterprises, Inc. has since become Threatt Enterprises, Inc.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

This is the same property conveyed by deed of Kathy Ann Shaver Davis, dated 9-14-82 and recorded 9-14-82 in the RMC Office for Greenville County in Volume 1173 at page 782. Her 1/2 interest deeded to Robert Keith Davis.

This is also that same property conveyed by deed of Threatt Enterprises, Inc. to Robert Keith Davis and Kathy Ann Shaver dated January 9, 1978 and recorded February 9, 1978 in Deed Volume 1073 at Page 456 in the RMC Office for Greenville County, SC. which has the address of 10 Crowdale Drive, Taylors, SC

29687 (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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