

FILED  
GREENVILLE, S.C.

Vol 1035 No 228

# MORTGAGE

South Carolina  
R.M.L.

THIS MORTGAGE is made this 9th day of November 1983 between the Mortgagor, EARL L. LITTLE, JR. and SARA B. LITTLE (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 THOUSAND AND NO/100 (\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 9, 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 December 1, 2013

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, being known and designated as Lot No. 6 on plat of Section 1 of S. 1. Ranchettes, recorded in the RMC Office for Greenville County in Plat Book JJJ, Page 31 and also as shown on a more recent survey prepared by H. C. Clarkson, Jr., dated September 4, 1983, entitled "Property of Earl L. Little, Jr. and Sara B. Little", recorded in the RMC Office for Greenville County in Plat Book K-E, Page 5, and having, according to the more recent survey, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwestern side of Bethel Road, joint front corner of Lots 5 and 6 and running thence along said Bethel Road as follows: S 46-32 W 80 feet to an iron pin; thence S 53-23 W 170 feet to an iron pin; thence turning and running along the common line of Lots 6 and 7, N 39-22 W 437.2 feet to an iron pin; thence turning and running N 52-54 E 220 feet to an iron pin; thence turning and running along the common line of Lots 5 and 6, S 43-19 E 431.9 feet to an iron pin on the northwestern side of Bethel Road, the point of beginning.

Being the same property conveyed to the grantors herein by deed of Piedmont Holdings, Inc., recorded 10-28-65 in Deed Book 785, Page 75.

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INDEXED  
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which has the address of 2009 Bethel Road, Simpsonville, South Carolina 29681 (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 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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