

FILED
NOV 25 1983

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MORTGAGE

Documentary taxes are figured on
the amount loaned: \$12,592.44.

THIS MORTGAGE is made this Twelfth day of October
1983, between the Mortgagor, Ray C. And Donna L. Pepperman
(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 Twenty Four Thousand Two Hundred
Sixty One and 60/100 Dollars, which indebtedness is evidenced by Borrower's note
dated October 12, 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 November 5, 1993

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 tract of land containing one acre, more or
less, situate, lying and being at the southwestern corner of the inter-
section of the Pine Log Ford Road with the Walker Road in O'Neal Town-
ship, County of Greenville, State of South Carolina, near Sandy Flats,
and having the following metes and bounds, to-wit:

Beginning at a point in the middle of Walker Road 586.4 feet south of
the intersection of Walker Road with Pine Log Ford Road; thence N.87-14
E. 209.3 feet to an iron pin; thence N.03-11 W. 207 feet to an iron pin;
thence S.87-50 W. 207.2 feet to a point in the middle of Walker Road
and running thence in a northerly direction with the center of Walker
Road, N.02-46 W.193.0 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways,
zoning ordinances, easements and rights-of-way appearing on the
property and/or of record.

The Grantees herein assume and agree to pay that certain mortgage to
Fidelity Federal Savings & Loan Association recorded in the RMC Office
for Greenville County in Mortgage Book 1287 at Page 315 in the original
amount of \$19,000.00 and having a present balance of \$18,736.43.

This is that same property conveyed by Deed of Kathy D. Welborn, to Raymond C. and
Donna L. Pepperman dated, October 14, 1974, and recorded October 14, 1974, in Deed
Volume 1008 at page 406, in the R.M.C. Office for Greenville County, South Carolina.

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which has the address of Rt 5 Box 453 Travelers Rest
(Street) (City)
SC 29690 (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 improve-
ments 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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