

FILED
NOV 25 1983
Deane S. Tolson

MORTGAGE

Documentary Stamp Tax figured on
the amount of \$12,000.00

THIS MORTGAGE is made this 31 day of October 1983 between the Mortgagor, Roy L. McKee and Jacqueline B. McKee (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 three thousand, ninety and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 31, 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 1, 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 certain piece, parcel or lot of land, lying and being in Fairview Township, Greenville County, State of South Carolina, located on the west side of the Neely Ferry Road, adjoining lands of Barton and other lands of Grantor, and having according to a survey and plat made by R. M. Clayton, Surveyor on June 27, 1959, the following metes and bounds, to-wit:

Beginning at an old nail in the center of the Neely Ferry Road, joint corner with Barton and running thence along Barton line, S. 47-45 W. 429 feet to an old iron pin; thence S. 32-00 E. 143.5 feet to an iron pin by plumb tree; thence N. 58-00 E. 311.0 feet to nail & cap in the center of the Neely Ferry Road; thence along center of Neely Ferry Road N. 3-15 W. 250.6 feet to the beginning corner, containing 1.67 acres more or less.

The above described lot of land is a portion of the same lands conveyed to J. E. Sizemore by Rosa Fowler by deed recorded in Vol. 399 at page 201 in the Greenville County R. M. C. Office.

This is that same property conveyed by deed of James E. Sizemore to Ray L. McKee and Jacqueline B. McKee, dated July 1, 1959, recorded July 16, 1959, in Volume 629 at Page 532, in the R. M. C. Office for Greenville County, SC.

which has the address of Rt. 2 Box 420 Simpsonville South Carolina 29681 (herein "Property Address");

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.

SOUTH CAROLINA UNIFORM INSTRUMENT
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