



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 6460.05

THIS MORTGAGE is made this third day of February 1984, between the Mortgagor, George W. DeWitt and Pamela G. DeWitt

(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 nine thousand sixty nine & no/100 Dollars, which indebtedness is evidenced by Borrower's note dated February 3, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 10, 1989.

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 lot of land situate in the State of South Carolina, County of Greenville, shown and designated as 4.82 ac. and 1.27 ac., on plat of Property of George W. & Pamela DeWitt, prepared by C. O. Riddle, RLS, dated April, 1975, recorded in plat book 55 at page 100 and being described, according to said plat as two separate parcels, to-wit:

BEGINNING at an iron pin on the northwesterly side of Log Shoals Road, corner of 4.82 ac. tract and other property now or formerly of Stanley M. & Agnes DeWitt and running thence with DeWitt property line, N. 41-54 W., 700 feet to an iron pin; thence S. 48-06 W., 300 feet to an iron pin; thence along line of property now or formerly of Stanley M. & Agnes DeWitt, S. 41-54 E., 700 feet to an iron pin on Log Shoals Road; thence with Log Shoals Road, N. 48-06 E. 300 feet to an iron pin, being the point of beginning, containing 4.82 acres.

ALSO:

BEGINNING at an iron pin, corner of DeWitt property and 1.27 acre tract and running thence N. 41-54 W., 125.9 feet to an iron pin on property line now or formerly of Inez S. Bolden; thence with said Bolden line, N. 26-28 E., 322.6 feet to an iron pin; thence S. 41-54 E., 245 feet to an iron pin on line of property of DeWitt; thence with the common line of 1.27 ac. and 4.82 acre tracts, S. 48-06 W., 300 feet to an iron pin, being the point of beginning.

This is a portion of the property conveyed to the grantors under the Will of Nannie Marler Abercrombie as seen in Apt. 1320, file 24.

DERIVATION: This is the same property conveyed by deed of Stanley M. DeWitt and Sarah Agness DeWitt unto George W. DeWitt and Pamela DeWitt, dated May 27, 1976 and recorded June 1, 1976 in Volume 1037 at page 140 of the RMC Office for Greenville County, Greenville, South Carolina

which has the address of Rt. 14 Log Shoals Road Greenville South Carolina 29607 (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 seised 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.

