

GREENVILLE  
JUN 16 2 33 PM '83  
DONNIE R. M.C. ASLEY

800 1611 825

# MORTGAGE

THIS MORTGAGE is made this 13th day of June 19 83, between the Mortgagor, Ronald E. And Deborah C. Simpson (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").

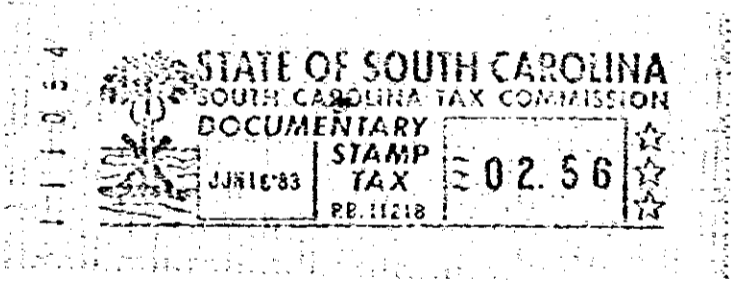
WHEREAS, Borrower is indebted to Lender in the principal sum of Six Thousand Three Hundred Thirty Two and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 13, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 containing 3.03 acres and known as Lot #7 on the Southern side of Frennie Street in Coleman Estates which property may be shown on plat prepared for James A. and Donna T. Hyatt by C. O. Riddle, RLS, on June 15, 1981, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 9-U at Page 30, which lot has, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Frennie Street running thence S. 13-25 E., 360.5 feet to an iron pin; thence turning and running N. 83-34W., 356.03 feet to an iron pin; thence S. 81-45 W., 101.52 feet to an iron pin; thence turning and running N. 5-30 W., 288.54 feet to an iron pin on the Southern side of Frennie Street; thence along edge of Frennie Street N. 84-30 E., 400.0 feet to point of beginning.

THIS being the same property conveyed to the Mortgagors herein by deed of Smith & Brooks, Inc., Trustee, of even date, to be recorded herewith



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which has the address of Frennie Street, Fountain Inn, South Carolina 29644 (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.

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