

MORTGAGE

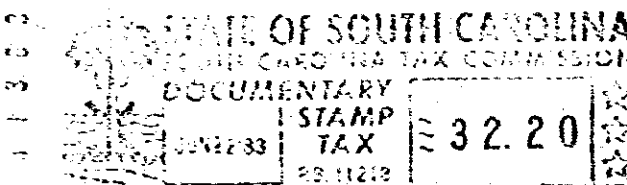
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 GREENVILLE
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THIS MORTGAGE is made this 22nd day of June, 1983 between the Mortgagor, Arthur Carl Nuttall and Anne M. Nuttall, (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND 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 Eighty Thousand, Five Hundred and No/100 (\$80,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 22, 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 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, City of Greenville, and in School District Number 500, being shown and designated as Lot Number Four Hundred, Four (404), Section D, Gower Estates Subdivision, as shown on plat of property of Arthur C. Nuttall and Anne M. Nuttall, dated June, 1983, by Dalton & Neves Co., Engineers, and of record in the Office of the Registrar of Mesne Conveyance for Greenville County, South Carolina, in Plat Book 9-11 at page 55, and being more particularly described according to said plat as follows: BEGINNING at an iron pin corner on the Southeastern side of Pimlico Road, said corner being the Northernmost corner of lot herein described, and running thence South 24 degrees 29 minutes East one hundred, sixty-seven and six-tenths (167.6) feet to iron pin corner, thence South 55 degrees 24 minutes West ninety (90) feet to iron pin corner, thence North 34 degrees 36 minutes West one hundred, seventy-four and sixty-five one-hundredths (174.65) feet to iron pin corner on the Southeastern side of Pimlico Road, and running thence along the edge of the right-of-way for Pimlico Road, North 55 degrees 11 minutes East forty-two and five one-hundredths (42.05) feet to iron pin corner, thence continuing along the edge of the right-of-way for Pimlico Road around a curve, the chord of which is North 62 degrees 33 minutes East seventy-eight (78) feet to the point of beginning; being bounded on the Northwest by Pimlico Road, on the Northeast by Lot 403, on the Southeast by lands unnamed on said plat, and on the Southwest by Lot 405 thereof; and being the same lot of land conveyed unto mortgagors herein by deed of Charles E. Feuss and Linda U. Feuss, a/k/a Kinda U. Feuss, of even date, to be recorded simultaneously herewith.



which has the address of 368 Pimlico Road, Greenville, (City)
 S. C. 29607 (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 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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