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Total amount figured on
the instrument is \$ 5050.04

MORTGAGE

THIS MORTGAGE is made this 21st day of October 1983, between the Mortgagor, Eugene F. and Montiene D. Gregory (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, two hundred, fifty seven and 16/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 21, 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 10, 1986

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 in Greenville County, State of South Carolina, near the City of Greenville, and being known and designated as Lot No. 22 of the property of Central Realty Corporation according to a plat of record in the RMC Office for Greenville County in Plat Book EEE at Page 108, and having the following metes and bounds, to-wit:

BEGINNING at a point on the western side of Penarth Drive at the joint front corner of Lots 21 and 22, and running thence with the western side of Penarth Drive S. 29-56 E. 90 feet to a point at the joint front corner of Lots 22 and 23; thence S. 60-04 W. 427 feet to a point at the joint rear corner of Lots 22 and 23; thence N. 26-36 W. 90.2 feet to a point at the joint rear corner of Lots 21 and 22; thence N. 60-04 E. 421.8 feet to the point of beginning.

This being the same property conveyed to Grantor by Clyde L. Door by deed recorded September 23, 1964 in Book 758, Page 130, and is subject to restrictions applicable to said property, and any recorded easements or rights-of-way.

The Grantee herein expressly assume and agree to pay the balance due on a certain note and mortgage executed by Marvin D. Childress on the 18th day of September, 1964 in the original sum of \$ 13,900.00, in favor of Aiken Loan & Security Co. of Greenville, recorded in the RMC Office for Greenville County in Mortgage book 972, at page 583, on which there is a balance due of \$ 13,883.94, as of this date.

This is the same property conveyed by Deed of Marvin D. Childress unto Eugene Frank Gregory and Montiene Gregory, dated November 23, 1964, recorded November 27, 1964, in the RMC Office for Greenville County, volume 762, page 335.

which has the address of 410 Penarth Drive Greenville South Carolina 29611 (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 sock, 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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