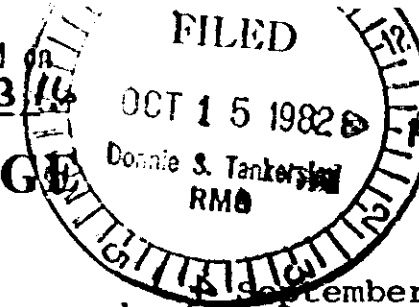


Documentary Stamps are figured on the amount financed: \$ 4833.14



BOOK 1583 PAGE 328

# MORTGAGE

THIS MORTGAGE is made this Seventeenth day of September 1982, between the Mortgagor, James McSweeney

(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, Eight Hundred Forty One and 92/100 Dollars, which indebtedness is evidenced by Borrower's note dated Sept. 17, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on NOV. 1, 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 lot of land situate lying and being on the Eastern Side of Baker Road, about 4-1/2 miles from Greenville County Courthouse, in the County of Greenville, State of South Carolina, and being known and designated as Lots Nos. 7 and 8 according to a plat recorded in the RMC Office for Greenville County in Plat Book "P", at page III and having the following metes and bounds, to wit:

BEGINNING at a point on the Eastern side of Baker Road, said point being the joint front corner of Lots Nos. 6 and 7 and lying 600 feet North of the intersection of the White Horse Road and Baker Road, and running thence along the Eastern Side of said Baker Road, North 4-15 East 200 feet to an iron pin, joint front corner of Lots Nos. 8 and 9; thence along the joint line of 9; thence South 4-15 West 200 feet to an iron pin, joint rear corner of Lots 6 and 7; thence along the joint line of Lots Nos. 6 and 7, North 76-00 West 200 feet to an iron pin on the Eastern side of Baker Road, the point of beginning.

This being the same property conveyed by Nannie M. Martin by deed dated February 27, 1954 and recorded in the RMC Office for Greenville County in Deed Book 495, at page 492; and also the same property conveyed to the grantor herein by Rosa L. Smith, dated the 27th day of April, 1954, and recorded in the RMC Office for Greenville County, in Deed Book 498, at page 382.

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which has the address of 7 Baker Rd., Route 4, Greenville, SC 29605  
[Street] [City]  
..... (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.

