



Documentary Stamps are figured on the amount financed: \$17,087.84

# MORTGAGE

BOOK 1591 PAGE 807

THIS MORTGAGE is made this 23rd day of November 1982, between the Mortgagor, Ruth M. Sims (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Five Thousand One Hundred Eighteen Dollars and No Cents Dollars, which indebtedness is evidenced by Borrower's note dated November 23, 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 December 1, 1992

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Paris Mountain Township, containing 1.81 acres more or less, being a part of Tract 96 on Plat 2 of Parker Land Company, having the following metes and bounds.

BEGINNING at an iron pin on the eastern side of North Parker Road at the corner of Sims and running thence N. 5 E. 271.9 ft to an iron pin at the corner of Jackson; thence S 72-16 E 427.2 ft. to an iron pin at the corner of Gilbert; thence S 27-25 W. 112.7 ft. to an iron pin; thence S. 66-44 W 72.7 ft. to an iron pin; thence S 88-11 W 313.3 ft. to the point of beginning.

This is the same property conveyed to James D. Sims and Ruth Hall Sims by deed of F. L. Bruce Jr. and Thomas S. Bruce, recorded in the RMC Office for Greenville County in Deed Book 851 at page 341. James D. Sims conveyed his interest in the above property to Ruth Hall Sims by deed recorded in Deed Book 1121 at Page 151.

ALSO: All that piece, parcel, or tract of land situate, lying and being in Paris Mountain Township, Greenville County, South Carolina, described as follows:

BEGINNING at an iron pin on the North Parker Road and running thence N 86-30 E 217.14 ft. to an iron pin; thence N. 62-00 E, 106.31 ft. to an iron pin; thence S 86-30 W. 307.55 feet to an iron pin; thence S 3-30 W, 50 ft. to the point of beginning.

This is the same property as that conveyed to James D. Sims and Ruth Hall Sims by deed of Mrs. Virgie Hudson, recorded June 5, 1954, in Deed Book 501 at Page 45. James D. Sims conveyed his interest to Ruth Hall Sims by deed recorded February 27, 1980 in Deed Book 1121, at Page 149.

(CONTINUED ON ATTACHED PAGE)

which has the address of Route #9 North Parker Road Greenville South Carolina 29609 (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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