



Documentary Stamps are figured on the amount financed: \$10,060.04

MORTGAGE

BOOK 1594 PAGE 790

THIS MORTGAGE is made this seventh day of January 1983 between the Mortgagor, Morris L. and Jimmie Lou West (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 Eleven thousand, thirty five dollars and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 7, 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 February 1, 1984

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 of that parcel or lot of land in Oneal Township of Greenville County, South Carolina, located about two miles north of the City of Greer and on the south side of the 850 elevation water right line of the Reservoir of the City of Greer, having the following courses and distances:

BEGINNING at an iron pin on the City elevation line, the northwestern corner of the tract herein conveyed and runs thence with City line N. 86 E. 132 feet to an iron pin; thence continuing with said line, N. 63-19 E. 79 feet to an iron pin corner of Lot No. 7; thence with the line of that lot, S. 12-13 E. 165 feet to an iron pin; thence with line of Lot No. 12 S. 8-03 E. 334 feet to a nail in the center of a new road (iron pin back on north bank of road); thence along the center of said road, N. 86-30 W. 206 feet to a stake (iron pin on north bank of road); thence N. 10-45 W. 445 feet to the beginning corner, and being shown as Tracts Nos. 6 and 13 on an amended plat for L.E. Pollard by H.S. Brockman, Registered Surveyor, dated December 14, 1956, and amended June 25, 1957.

This is the same property conveyed by deed of William C. White, by deed dated March 12, 1962 and recorded March 13, 1962 in the RMC Office for Greenville Co. in Volume 694 Page 147.

ALSO: All those parcels or lots of land in Oneal Township of Greenville County South Carolina, lying on the south side of Lake Cunningham about two miles north of the City of Greer, and being shown as Lots Nos. 6 and 13 on plat of property made for L.E. Pollard by H.S. Brockman, Surveyor, as amended on June 25, 1957, recorded in Plat Book WW, page 236-237, R.M.C. Office for Greenville County, and having the following courses and distances:

BEGINNING on an iron pin on the line of the City of Greer Lake property, joint corner with small lot conveyed to L.E. Pollard by M.P. Hawkins, and runs thence with the City property, N. 86 E. 132 feet to an iron pin; thence continuing with the City line, N. 63-19 E. 79 feet to an iron pin; thence S. 12-13 E. 165 feet to an iron pin; thence S. 8-03 E. 334 feet to a stake in the center of new County Road; thence along the Center of said road, N. 86-30 W. 203 feet to an iron pin; thence n. 10-45 W. 445 feet to the beginning corner, containing 2.23 acres, more or less.

This deed is made for the sole purpose of correcting errors contained in former deed made by the grantor to William C. White recorded in Deed Book 673 page 453, R.M.C. Office for Greenville County, and to correct the description in particular to correspond with completed plat and description of property which has the address of River Road Greer, CONTINUED

South Carolina 29651 (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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