

FILED
GREENVILLE S.C.

MAR 11 12 20 PM '83

DONNIE S. TANKERSLEY
R.M.C.

BOOK 1597 PAGE 621

MORTGAGE

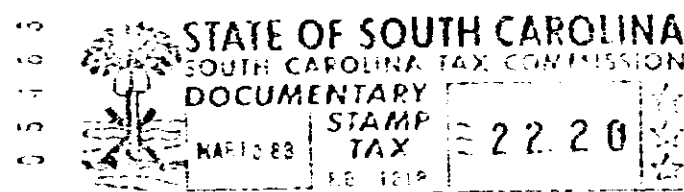
THIS MORTGAGE is made this 11th day of March, 1983, between the Mortgagor, SAMUEL H. KLECKLEY and JERI LEE KLECKLEY (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Five Thousand Five Hundred and no/100 (\$55,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 11, 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 April 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 with the buildings and improvements thereon, lying and being on the westerly side of Byrd Boulevard (formerly Ridge Drive), being designated as the greater portion of Lot No. 15 on the plat of Property of Ladson A. Mills recorded in the RMC Office for Greenville County, South Carolina, in Plat Book J, page 29, and having, according to a more recent survey by C. O. Riddle dated March 8, 1983, entitled "Survey for Samuel H. & Jeri Lee Kleckley", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Byrd Boulevard, joint front corner of Lots 14 and 15 and running thence along the line of property now or formerly of Wm. F. and Jane P. Dolan S. 65-12 W. 145.5 feet to an iron pin; thence along property now or formerly of Dale E. Hamer N. 25-29 W. 70.07 feet to an iron pin; thence along the property now or formerly of John R. Gregory N. 65-14 E. 148.01 feet to an iron pin on the westerly side of Byrd Boulevard, said pin located 217.3 feet in a southerly direction from the intersection of Byrd Boulevard and Club Drive; thence along the westerly side of Byrd Boulevard S. 23-26 E. 70 feet to an iron pin, the point of beginning.



DERIVATION: This is the same property conveyed to the mortgagors herein by deed of Dianne M. Prevost of even date herewith to be recorded.

which has the address of 310 Byrd Boulevard, Greenville,
[Street] [City]
South Carolina 29605 (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.

0621

4328-RV-21