



Documentary Stamps are figured on
the amount financed \$ 16,558.24

MORTGAGE

BOOK 1598 PAGE 950

THIS MORTGAGE was made this 28th day of February 1983 between the Mortgagor, Ronald Carl Dix and Glenda Vicki Dix (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 Fourteen Thousand Nine Hundred Seventy Six Dollars & Sixty Cents Dollars, which indebtedness is evidenced by Borrower's note dated February 28, 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 March 15, 1988

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 situate, lying, and being in the County of Greenville, State of South Carolina shown and designated as Lot No. 51, Hampshire Hills, No. 2, plat of which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-D, Page 79, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwesterly side of Laconia Drive at the joint front corner of Lots No. 51 and 52 and running thence N. 20-52 W. 160 feet to an iron pin; thence N. 67-49 E. 201.6 feet to an iron pin on Laconia Court; thence S. 20-09 E. 130 feet to a point; thence S. 23-12 W. 36.4 feet to a point; thence S. 66-34 W. 175 feet to the point of beginning.

This property is conveyed subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear on record, on the recorded plat(s) or on the premises.

This is the same property conveyed by deed of Elbert C. Elliott to Ronald Carl Dix and Glenda V. Dix, dated November 18, 1978 and recorded November 21, 1978 in the RMC Office for Greenville County of Deed Volume 1092 Page 402.

which has the address of Route 4, Laconia Drive, Travelers Rest, South Carolina 29690 (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 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.

SOUTH CAROLINA 1 to 4 Family 6 75 FNMA FHLMC UNIFORM INSTRUMENT

04-052771-99 \$16,558.24

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