

Documentary Stamps are figured on  
the amount financed: \$ 7416.97**MORTGAGE**

THIS MORTGAGE is made this 2nd day of March 1983, between the Mortgagor, Twyman Wade Mitchell and Velma Mitchell (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 Ten Thousand Four Hundred Seventy and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 2, 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 3-1-88;

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 tract of land in the State of South Carolina, County of Greenville, containing 1.69 acres, lying on the South side of a treated road; bounded on the East by lands of J. B. Leslie; on the South by lands of Texie C. Mitchell; on the West by lands of Wade Mitchell, and according to plat of John C. Smith, Surveyor dated August 16, 1963, being more fully described as follows. BEGINNING at nail in center of treated road, the northeast corner of the tract; running thence South 24-18 East 246.9 feet to iron pin; thence South 33-10 East 247.4 feet to iron pin; thence South 83-30 West 81.9 feet to iron pin (old); thence North 66-40 West 233.3 feet to iron pin (old); thence North 12-10 West 297 feet to nail in center of treated road; thence with center of treated road North 64-08 East 135.4 feet to the BEGINNING corner."

ALSO "ALL that certain piece, parcel or tract of land in the State of South Carolina, County of Greenville, containing 3.13 acres; bounded on the West by lands of J. B. Leslie; on the South by lands of Mrs. Texie C. Mitchell; on the East by lands of W. S. Mitchell, and according to plat of John C. Smith, Surveyor, dated August 16, 1963, being more fully described as follows; BEGINNING at nail in center of road, the northeast corner of the tract, running thence South 26-05 East 611.4 feet to iron pin (old); thence South 78-30 West 261.2 feet to iron pin (old) thence North 22-46 West 541.6 feet to nail in center of road; thence with center of road North 62-37 East 221.3 feet to the BEGINNING corner."

This is that same property conveyed by Deed of W. E. Mitchell to Twyman Wade Mitchell dated August 23, 1963 and recorded September 25, 1963 in Book Vol. 732 at page 310 in the RMC office for Greenville County, SC.

This is that same property conveyed by Deed of W. E. Mitchell to Twyman Wade Mitchell dated August 23, 1963 and recorded Sept. 25, 1963 in Book Vol. 732 at page 309 in the RMC office for Greenville County, SC.

which has the address of Route 4, Emily Lane (City), SC (State and Zip Code) (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.

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

# 01-052677-01 \$7416.97

954

4328-725