

# MORTGAGE

FILED  
GREENVILLE SC S.C.  
MAR 28 1 59 PM '83  
DONNIE S. [unclear]

THIS MORTGAGE is made this 24th day of March 1983, between the Mortgagor, BARNEY B. LEWIS AND JAMES L. LEWIS, d/b/a. DEPENDABLE. FEED AND SEED, (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").

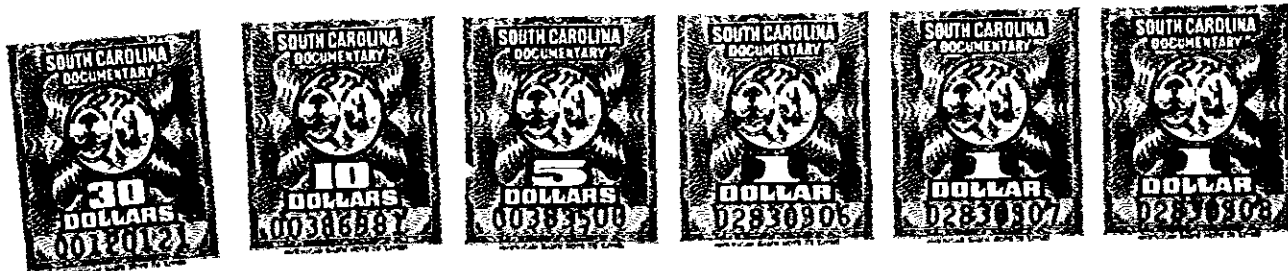
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Twenty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 24, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on

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 lots of land lying and being situate in the State of South Carolina, County of Greenville, on Easley Bridge Road, and being more fully described according to plat prepared by T. Craig Keith, Surveyor, dated March 9, 1983, reference to which is hereby made for a more complete and accurate description, and according to said plat, being thereon more fully described as follows, to-wit:

BEGINNING at a point on Easley Bridge Road and Washington Avenue; thence along Easley Bridge Road S70-56W 58.35 feet; S70-38W 65.6 feet; S70-48W 20.2 feet; N79-25W 35.6 feet; thence along line of property of Wood Hardware, Inc. N22-10W 116.0 feet; thence along line of property of W. M. Wood N68E 88.1 feet; thence along line now or formerly of Verdin S22E 20.0 feet; N68E 30.65 feet; N68E 58.35 feet to point on Washington Avenue; thence along Washington Avenue S20-38E 128.5 feet to the point of BEGINNING, and being bounded on the north by property of W. M. Wood and property now or formerly owned by Verdin; bounded on the east by Washington Avenue; bounded on the south by Easley Bridge Road; and bounded on the west by Wood Hardware, Inc.

This is property conveyed to Mortgagors herein by deeds as follows: J. Cleo Roper to Barney Lewis and James L. Lewis recorded in Deed Book 1068, at page 209 in the RMC Office for Greenville County, SC, and deed from Sara Couch Holton and Kenneth O. Couch recorded in Deed Book 1149, page 593 in the RMC Office for Greenville County, SC. Recorded November 9, 1977 and June 9, 1981.



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which has the address of 1806 Easley Bridge Road Greenville  
[Street] [City]  
SC 29611 (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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