



Documentary Stamps are figured on the amount financed: \$ 2,561.84

MORTGAGE

30 1601 PAGE 726

THIS MORTGAGE is made this 8 day of March 19 83, between the Mortgagor, Charles H. Odom and Frances S. Odom (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 Thirteen Thousand, Five Hundred and ninety-six Dollars and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 8, 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 May 01, 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 State of South Carolina, County of Greenville, on the northerly side of Gray Fox Square, being shown and designated as Lot 91 on plat of Gray Fox Run prepared by C.O. Riddle, dated November 6, 1975 and revised March 4, 1976 and recorded in the RMC Office for Greenville County in Plat Book 5-P at Page 16 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northerly side of Gray Fox Square at the joint front corner of Lots 91 and 92 and running thence with Lot 92, N. 27-26 N. 45-22 E. 167.2 feet to an iron pin at the joint rear corner of Lots 90 and 91; thence with Lot 90, S. 12-39 E. 224.8 feet to an iron pin on Gray Fox Square; thence with said Square, S. 70-14 W. 103.2 feet to the point of beginning.

The property conveyed herewith is conveyed subject to any and all existing reservations, easements, rights-of-ways, zoning ordinances and restrictions, or protective covenants that may appear of record or on the premises.

This is a portion of the property conveyed to Threatt-Maxwell Enterprises, Inc. by deed of Clyde N. Strange recorded in the RMC Office for Greenville County in Deed Book 1010 at Page 243. Threatt-Maxwell Enterprises, Inc. has since become Threatt Enterprises, Inc.

This is the same property conveyed by deed of Threatt Enterprises, Inc., dated September 26, 1978 and recorded September 26, 1978, in the RMC Office for Greenville County in Volume 1088, at Page 659. Deeded to Charles H. Odom and Frances S. Odom.

which has the address of 604 Gray Fox Square, Taylors, South Carolina 29687 (Street) (City) (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 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.

220

220