

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 9,424.38

BOOK 1617 PAGE 131

RECORDED

THIS MORTGAGE is made this 23rd day of May 1983, between the Mortgagor, Clinion B. Myers and Carol A. Myers (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, Two Hundred Twenty Eight and 80/100 (\$13,228.80)ars, which indebtedness is evidenced by Borrower's note dated May 23, 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 June 10, 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 piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina and being shown as Lot No. 7 on a plat of the property of J. Frank Williams recorded in the RMC Office for Greenville County in Plat Book CCC, at Page 31 and having, according to said plat, the following metes and bounds, to-wit;

BEGINNING at an iron pin on the northerly side of Nix Circle at the joint corner of Lots 6 and 7 and running thence with the common line of said lots N. 35-28 W. 84.9 feet to an iron pin at the joint rear corner of Lots 7 and 8; thence with the common line of said lots N. 56 E. 167.1 feet to an iron pin on the southerwesterly side of Nix Circle; thence with said Circle S 30-06 E.49.8 feet to an iron pin; thence continuing with said Circle S. 18.37 W. 56.7 feet to an iron pin; thence continuing with said Circle S. 54-32 W. 117 feet to the point of beginning and being a portion of the property conveyed to grantor herein by deed recorded in Deed Book 693, Page 340.

This is that same property conveyed by deed of J. Frank Williams to Clinion B. Myers dated April 30, 1962, recorded May 1, 1983, in Deed Volume 721, at Page 514, in the RMC Office for Greenville County, South Carolina.

which has the address of 13 Nix Circle Greenville, South Carolina 29611 (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.

RECORDED

01510

1329-17-24