

MORTGAGE

1619 142

Documentary Stamps are figured on the amount financed: \$ 1,000.00

THIS MORTGAGE is made this 23 day of June 1983, between the Mortgagor, Archie T. Gantt and Barbara Gantt (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 Sixty-three and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 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 July 1, 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, lying and being in Austin Township, Greenville County, State of South Carolina located on the Northwest side of new Highway 417, adjoining lands of Bayne, Hamby and other lands of Grantor, being shown as lot No. 2 on a plat of survey made by C. O. Riddle, Surveyor on May 20, 1968, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on highway right-of-way, joint corner with Hamby lands, and running thence N. 41-20 W. 186.1 feet to an iron pin; thence N. 30-05 E. 206.5 feet to an iron pin; thence S. 41-10 E. 270.1 feet to iron pin on highway right-of-way; thence along said right-of-way S. 53-25 W. 48 feet, S. 54-09 W. 147.6 feet to the beginning corner, containing one (1) acre more or less.

This is the same property conveyed by deed of Luther J. Barbarey to Archie T. Gantt by deed dated June 25, 1968 and recorded July 15, 1975 in Deed Volume 848 at Page 351 in the R. M. C. Office for Greenville County, South Carolina.

which has the address of Rt. 2, Box 142 Simpsonville South Carolina 29681 (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.

1619 142

4326 W.S.