

**MORTGAGE**

1519-203

Documentary Stamps are figured on the amount financed. \$ 7,571.00

THIS MORTGAGE is made this 20th day of June 1983, between the Mortgagor, John D. Bailey and Paula C. Bailey (same as John Douglas Bailey) (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 Five Hundred Seventy Eight Dollars & Sixty Cent Dollars, which indebtedness is evidenced by Borrower's note dated June 20, 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 of those lots of land in the County of Greenville, State of South Carolina, in the Berea section, shown as Lots 14 and 15 on Section III of Farmington Acres, plat of which is recorded in the RMC Office for Greenville County in Plat Book BBB, Page 89, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Etovah Drive at the corner of Lot 14 and property now or formerly owned by D.W. Smoak and running thence N 31-59 W 184 feet to an iron pin; thence N 58-01 E 174.7 feet to an iron pin; thence S 38-45 E 196.4 feet to an iron pin on the northwestern side of said Drive; thence with said Drive S 51-15 W 204.3 feet to the point of beginning, being the perimeter boundary of said lots.

THE above described property is subject to restrictive covenants and easements as may appear on the records of the Greenville County Court-house.

This is that property conveyed by deed of Furman Lee Capps to John Douglas & Paula C. Bailey, dated 7-14-78, recorded 7-14-78, in volume 1083 at page 166 of the RMC Office for Greenville County, S.C.

which has the address of 3 Etovah Drive Greenville, South Carolina 29611 (herein "Property Address");

(Street) (City) (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 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.

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