



Documentary Stamps are figured on the amount financed: \$ 13,414.66.

# MORTGAGE

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THIS MORTGAGE is made this 18th day of August 1983, between the Mortgagor, Kenneth G. Bolds and Barbara D. Bolds (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 Eighteen Thousand Three Hundred Twenty Five and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 18, 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 August 20th, 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 located in the County of Greenville, State of South Carolina, lying and being on the southeastern side of Long View Terrace, being known and designated as Lot No. 7 as shown on a plat of Addie W. Long, Chick Springs Township, made by Galway and Terrell, December 18, 1963, and recorded in the RMC Office for Greenville County in Plat Book FFF at Page 25 and having according to said plat the following metes and bounds, to wit:

Beginning at an iron pin on the southeastern side of Long View Terrace at the joint front corner of Lots 6 and 7, and running thence along the joint line of said lot, S. 45-0 E. 185.9 feet to an iron pin; thence running South 47-15 W. 130 feet to an iron pin at the joint rear corner of Lots 7 and 8; thence along the joint line of said lots North 45-0 W. 190.5 feet to an iron pin on the southeastern side of Long View Terrace; thence along with the said Long View Terrace North 49-21 East 130 feet to the point of beginning.

This conveyance is subject to all restrictive covenants, easements and rights-of-way, if any, affecting the above described property.

DERIVATION: This is the same property conveyed by deed of Krause and Cantrell unto Kenneth G. Bolds and Barbara D. Bolds, dated April 4, 1978, recorded April 18, 1978 in volume 1077 at page 313 of the RMC Office for Greenville County, Greenville, South Carolina.

which has the address of Rt. 8 Longview Terrace Greer, South Carolina 29651 (Street) (City) (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 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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