

FILED  
SEP 30 1983  
Greenville S. C.

# MORTGAGE

Doc. 1628 Page 280  
Documentary Stamps are figured on  
the amount financed: \$ 7256.92.

THIS MORTGAGE is made this 16th day of August 1983 between the Mortgagor, Homer P. Arledge (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 Nine Hundred Fifty and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 16, 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 9-1-93;

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 those pieces, parcels or lots of land lying, being and situate on the West side of Woburn Way and on the North side of Cumberland Drive, about 1 1/2 miles Northwest of Greer, in Oneal Township, County and State aforesaid, and being known and designated as lots nos. Twenty-Two (22) and Twenty-Three (23) of the Woburn Court property of W. Dennis Smith as shown on plat prepared by John A. Simmons Reg. Surveyor, dated Dec. 11, 1963 and which plat has been recorded in the RMC Office for said County in Plat Book HHH, page 19, This being a part of the property which was conveyed to grantor herein by Thelma Smith Hand by deed recorded in the RMC Office for said County in Deed Book 731 page 580. For a more particular description see the aforesaid plat.

This is that same property conveyed by deed of W. Dennis Smith to Homer P. Arledge dated March 6, 1965 and recorded March 12, 1965 in Deed Volume 769 at Page 163 in the RMC Office for Greenville County, SC.

which has the address of Cumberland Drive, Greer, SC 29651 (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 seised 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.

1628

1628-RV-21