



Documentary Stamps are figured on the amount financed: \$ 21,544.84

# MORTGAGE

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THIS MORTGAGE is made this 18th day of November 1983, between the Mortgagor, Roger Clontz (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 Forty-one Thousand, Thirty Seven and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 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 December 1, 1993

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, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Bates Township, on the west side of White Horse Road, known as Lot #2 of plat made by Webb Surveying and Mapping Company, April 1968 for W. G. Griffin as recorded in Plat Book 4 - 0, page 252 and having the following metes and bounds, to-wit:

BEGINNING at a point on the west side of White Horse Road, corner of Lots #1 and 2 and running thence with right-of-way of said road N. 7-29 E. 178.7 feet to a point; thence along the Coleman line S. 64-01 E. 200.2 feet to a point, corner of Lots #2 and 3; thence along the line of Lot #3 N. 33-54 E 179.8 feet to a point, corner of Lots #1 and 3; thence N. 59-52 W. 119 feet to the beginning corner.

This record is subject to all existing easements and rights-of-way.

This is the same property conveyed by deed of W. G. Griffin to Roger Clontz, dated December 1, 1968 and recorded December 2, 1968 under deed 1178-319 in the RMC Office for Greenville County.

which has the address of Rt. 4 Box 295 Travelers Rest, SC 29690 (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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