

RECORDED  
OCT 23 1983  
Donna S. Tankersley

Documentary Stamps are figured on  
the amount financed. \$ 13,512.78

# MORTGAGE

BOOK 1632 PAGE 449

THIS MORTGAGE is made this 12th day of October 1983 between the Mortgagor, Kell Ray Lankford and Edna F. Lankford (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 Twenty-six thousand, seven and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 12, 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 October 20, 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, situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township on the northern side of Yown Road, being a portion of the property shown on a plat recorded in the RMC Office for Greenville County in Plat Book BB, at Page 64, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the original property line of Pauline H. Newman where the same intersects with the northern side of Yown Road, and running thence N. 2-14 W. 269.2 feet to a concrete monument; thence S. 86-19 W. 148.6 feet to the rear corner of a lot recently conveyed by Pauline H. Newman to Robert H. Newman; thence along the line of that lot S. 11-45 E. 272.7 feet to an iron pin on the northern side of Yown Road, N. 85-10 E. 100 feet to the beginning corner.

This is that same property conveyed by deed of Robert H. Newman to Kell R. Lankford, dated September 20, 1972, recorded September 27, 1972, in Deed Book 956, at Page 331, in the Greenville County R.M.C. Office, SC.

This is also that same property conveyed by Deed of Kell R. Lankford (one-half interest) to Edna F. Lankford dated March 3, 1983 and recorded March 10, 1983 in Deed Book 1184 at Page 138, in the RMC Office for Greenville County, SC.

which has the address of 102 Yown Road Greenville, SC 29611 (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 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.

3  
4  
0

1632-449