



MORTGAGE

BOOK 1567 PAGE 913

THIS MORTGAGE is made this 2nd day of April 1982 between the Mortgagor, Charles F. Miller and Kathryn M. Miller (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty thousand, nine hundred, sixty-eight and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 2, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 15, 1992.

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 in Greenville County, State of South Carolina, shown and designated at lot #13 on plat of Winfield Heights, recorded in Plat Book EE at Page 102, and having according to said plat the following metes and bounds, to-wit:

BEGINNING AT AN IRON PIN ON THE NORTHERN side of Winfield Road, joint front corner of lots #13 and 14, and running thence with the line of lot #14, N. 20-17 W. 200 feet to pin; thence N. 69-43 E. 210 feet to pin at rear corner of lot #12; thence with the line of lot #12, S. 20-17 E. 200 feet to pin on Winfield Road; thence with the northern side of Winfield Road, S. 69-43 W. 210 feet to the point of beginning.

This is the same property conveyed by deed of Boñini, Inc. to Charles F. Miller and Kathryn M. Miller, dated 5/19/59, recorded 5/22/59, in Volume 625, at Page 299, in the R.M.C. Office for Greenville County, SC.

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which has the address of 56 Windfield Rd. (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 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.

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