



MORTGAGE

THIS MORTGAGE is made this 3rd day of August between the Mortgagor, Fred Schliesseit and Heidi K. Schliesseit (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 six hundred eighty two and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated 8-3-82 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1987;

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 certain pieces, parcels or tracts of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as lot No. 13 of Bateswood Subdivision on plat recorded in the RMC office for Greenville County in Plat Book 6-H at Page 69, reference being made to said plat for a more complete description.

This property is conveyed to all easements, restrictions, zoning ordinances and rights of way of record or on the property which may affect said lots.

This is a portion of the same property conveyed to the Grantor by Deed of Jesse. C. Belcher, Jr. et al recorded April 24, 1978 in Deed Book 1077 at Page 677 in the R.M.C. Office for Greenville County. Also see trust Agreement recorded in Deed Book 1077, Page 552

This is the same property conveyed by Alvin E. Smith to Fred Schliesseit and Heidi K. Schliesseit by deed dated 7-30-80 in book 1130 page 287, recorded 8-1-80 in the RMC office for Greenville County.

which has the address of Lot 13 Bateswood Road, Bateswood Subdivision Greer, S.C. 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 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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