

FEB 28 3 29 PM '83

DONNIE S. TANNERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 22nd day of February 1983, between the Mortgagor, William J. Bransfield and Patricia A. Bransfield (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 Thirty Two Thousand and No/100 (\$32,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2003

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 any and all improvements thereon, lying, being and situate in Greenville County, South Carolina, on the southeast side of Fairford Circle, being shown and designated as Lot 70, Section 5, on a Plat of Colonial Hills by Piedmont Engineers and Architects, recorded in Plat Book QQQ at Page 21, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Fairford Circle, joint front corners of Lots 69 and 70, and running thence along the line of Lot 69 S. 45-55 E. 153.2 feet to an iron pin; thence S. 33-04 W. 77.5 feet to an iron pin; thence S. 9-22 W. 76.6 feet to an iron pin; thence with the lot line of Lot 71 N. 30-14 W. 230.6 feet to an iron pin at the southeastern side of Fairford Circle; thence with the curve of Fairford Circle (the cord being N. 51-38 E. 80 feet) to the point of beginning.

This is the same property conveyed to the Mortgagors herein by Deed of Daniel C. Bagshaw and Janet G. Bagshaw, recorded in the R.M.C. Office for Greenville County in Deed Book 1152 at page 35, on July 20, 1981.

which has the address of 38 Fairford Circle, Taylors, S.C. 29687 (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.

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