

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 8082.24

THIS MORTGAGE is made this 1st day of March 1983 between the Mortgagor, Henry S. Black (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 Eleven Thousand Four Hundred Seventy Eight and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 1, 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 3-15-88.

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, being shown as Lot 20 on plat of Sterling College Subdivision, recorded in Plat Book J. at Page 201, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin at the northwestern corner of the intersection of Odessa Street, and Estell Street, said pin being at the southeastern corner of Lot 20, and running thence N. 49-34 W. 101.5 feet along the western side of Estell Street; thence S. 50-56 W. 28.6 feet to an iron pin at corner of Lot 21; thence with line of Lot 21, S. 39-04 E. 100 feet to an iron pin on the northern side of Odessa Street; thence with the northern side of Odessa Street, N. 50-56 E. 46-1 feet to the beginning corner.

BEING the same property conveyed to me by Andrew Black and Hortense Durham Black.

BEING the same property conveyed to Grantee by Grantor February 5, 1971 and recorded in Vol. 908, Book 105, RMC Office for Greenville County.

This being that same property conveyed by Deed of Hortense Durham Black to Henry S. Black dated January 28, 1983 and recorded February 1, 1983 in Deed Book Vol. 1181 at page 758 in Greenville County, SC in the RMC office.

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which has the address of 110 Odessa Street, Greenville, SC (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 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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