

FILED
GREENVILLE S.C.
MAR 31 3 36 PM '83

MORTGAGE

BOOK 1599 PAGE 974

THIS MORTGAGE is made this 31st day of March 1983, between the Mortgagor, Alan G. Edwards and Patricia M. Edwards (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").

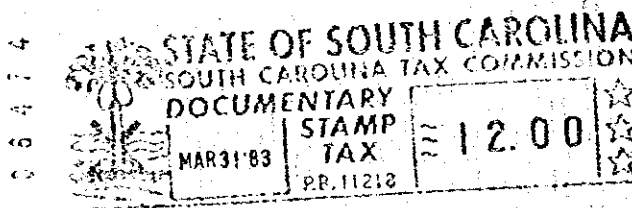
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Thousand and No/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 31, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 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, together with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot No. 10, and part Lot No. 30 of Oakfern Subdivision on plat entitled "Property of Alan G. Edwards and Patricia M. Edwards", dated March 23, 1983, prepared by R. B. Bruce, RLS, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 90, at Page 90, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Bethel Road at the joint front corner of Lots Nos. 9 and 10, and running thence with the joint line of said lots, N. 21-00 W. 168.9 feet to an iron pin in the line of Lot No. 30; thence with a new line through Lot No. 30, N. 64-44 E. 71.9 feet to an iron pin on the Southwestern side of Mustang Circle; thence with the Southwestern side of Mustang Circle, the following courses and distances: S. 50-35 E. 45.6 feet to an iron pin; thence S. 55-38 E. 143.5 feet to an iron pin on the Western side of Mustang Circle; thence with the Western side of Mustang Circle, S. 7-17 W. 22.8 feet to an iron pin on Northern side of Bethel Road; thence with the Northern side of Bethel Road, S. 70-13 W. 164.98 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Bobby G. Vaughn and Helen M. Vaughn, dated March 31, 1983, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 185, at Page 345, on March 31, 1983.



which has the address of 1919 Bethel Road Simpsonville
[Street] [City]
S.C. 29681 (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.

6CTO — 3 MR 31 83 098 4.0000

0 9 7 4

4328 W-2