

MORTGAGE

FILED GREENVILLE S.C.

APR 18 2:13 PM '83

THIS MORTGAGE is made this 15th day of April 1983 between the Mortgagor, Thomas M. Sizemore and Georgia M. Sizemore (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 Sixteen thousand six hundred and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 15, 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 May 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:

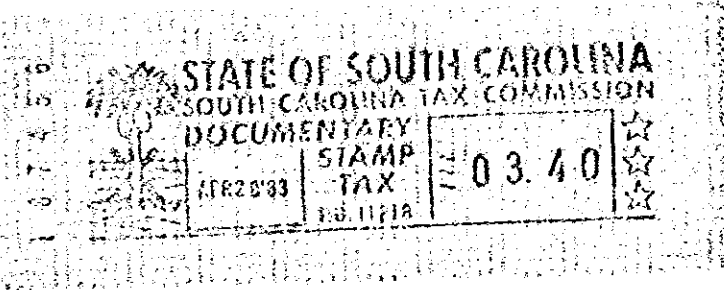
ALL that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the southwestern side of Gardenia Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 64 on a plat of CEDAR LANE GARDENS, dated August 27, 1955, recorded in the RMC Office for Greenville County, S. C., in Plat Book GG, page 139, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Gardenia Drive at the joint front corners of Lots Nos. 63 and 64, and running thence along said side of Gardenia Drive, S. 51-43 E., 75 feet to an iron pin; thence S. 33-32 W., 133 feet to an iron pin; thence N. 56-09 W., 75 feet to an iron pin; thence N. 33-08 E., 138 feet to the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of Gerald R. Glur to be recorded simultaneously herewith.

The within mortgage is secondary and junior in lien to a mortgage given to Lincoln Home Mortgage Company, assigned to Bowest Corporation, recorded in Mortgage Book 1387, page 939, in the original sum of \$26,500.00.

The above mortgage amount includes principal and add-on interest and the principal amount advanced hereunder is in the sum of \$8,500.00.



which has the address of 18 Gardenia Dr., Greenville, S.C., 29611 (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.

2 APR 19 93 1277

4.0000

050