



Documentary Stamps are figured on the amount financed: \$ 10,891.96

# MORTGAGE

THIS MORTGAGE is made this 20th day of April 1983, between the Mortgagor, Jerry Dean and Patricia Diane Wofford (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 Fifteen thousand, four hundred nineteen dollars and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 20, 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 1, 1988

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 parcel or lot of land situated on the north side of Clark Avenue, about one mile southward from the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, designated as all of LOT NO. 50 of BROOKHAVEN, plat thereof recorded in Plat Book MM, page 85 RMC Office for Greenville County, and said plat being hereby pleaded, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Clark Avenue and runs thence along side of lot, N.11-02 E. 170 feet to iron pin; thence as rear line, N. 79-25 W. 100 feet to iron pin; thence along side of lot, S.11-02 W. 170 feet to iron pin on side of Clark Avenue; thence with said Avenue, S.79-25 E. 100 feet to iron pin, the point of beginning.

This is that same property conveyed to Grantors by deed of Lewis L. Gilstrap, recorded Nov. 1, 1967 in RMC Office in Deed Book 832, page 300.

This conveyance is subject to all restrictions, easements, rights of way, roadways, and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed by deed of Roger D. and Mary F. Wilson to Jerry D. Wofford and Patricia B. Wofford, dated 9-28-1977, recorded 9-30-1977, in volume 1065 at page 893 of the RMC Office for Greenville County, S.C.

which has the address of 123 Clark Ave. Greer, S. C. 29651 (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.

GCTD - MY 30 83

028

4-00CD