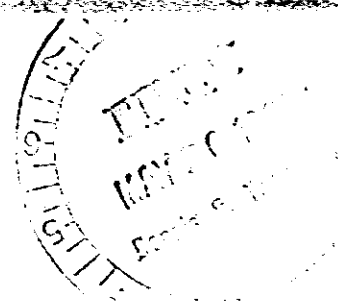


Documentary Stamps are figured on the amount financed: \$ 22,184.57



# MORTGAGE

THIS MORTGAGE is made this 22nd day of April, 1983, between the Mortgagor, Dan C. Keeler and Sandra Keeler

(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 Forty-two-thousand-eight-hundred twenty-five and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 22, 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 15, 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, situate, lying and being on the northern side of Overton Avenue in the County of Greenville, State of South Carolina being shown and designated as Lot 2 on a plat entitled Cedar Vale recorded in the RMC Office for Greenville County in Plat Book 000, Page 13, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of Lots 2 and 3, and running thence with the line of Lot 3, N. 23-18 E. 171.0 feet to an iron pin; thence N. 67-09 W. 19 feet to an iron pin; thence N. 67-51 W. 81 feet to an iron pin at the rear corner of Lot 1; thence with the line of Lot 1 S. 23-30 W. 170.3 feet to an iron pin on the northern side of Overton Avenue; thence with the northern side of Overton Avenue S. 66-41 E. 100 feet to the beginning corner.

This is the same property conveyed by deed of Julian S. Beamer and Sandra G. Beamer to Dan C. Keeler and Sandra W. Keeler, dated 7/31/70, recorded 8/20/70, in Deed Volume 896, at Page 494, in the R.M.C. Office for Greenville County, SC.

which has the address of 106 Overton Dr., Greenville

S.C. 29609 (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.

GCTO ----- MY30 93 027

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