

800 1610 801
Documentary Stamps are figured on
the amount financed: \$ 6,006.44

MORTGAGE

JUN 9 1983
REC'D S. CAROLINA

THIS MORTGAGE is made this 16th day of May 1983 between the Mortgagor, Martin J. and Denise Wardle (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 Eight thousand, four hundred, eighteen and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 16, 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 piece, parcel or lots of land lying in the State of South Carolina, County of Greenville, shown as Lot 58 and 59 on plat of Edwards Forest, Block C, recorded in Plat Book BB at page 181 and having such courses and distances as will appear by reference to said plats.

The above conveyance is subject to all rights of way, easements and protective covenants affection same appearing upon the public records of Greenville County, including, but not limited to, a 25 ft sewer right of way which crosses the rear portion of this property.

This being the same property conveyed to the grantors by deed of Kenneth L. Frady and Nelda H. Frady recorded in the RMC Office of Greenville County, S.C., on August 28, 1975 in Deed Book 1023 at Page 345.

This is that same property conveyed by deed of Wagner and Baldauf to Martin J. and Denise Wardle, dated June 15, 1982, recorded June 16, 1982, in volume 1168 at page 699 of the RMC Office for Greenville County, S.C.

which has the address of 104 Indian Trail, Taylors, S.C., 29687 (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.

5270 --- JUN 9 83 593 4.0001

75.00

4328 RV-2