

MORTGAGE

THIS MORTGAGE is made this 23 day of MAY, 1983, between the Mortgagor, CHARLES A. STIMPSON AND LEILA E. STIMPSON (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 NINETEEN THOUSAND, THREE HUNDRED TWENTY-SEVEN AND 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated MAY 23, 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 JUNE 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 in the Town of Simpsonville, County of Greenville, State of South Carolina, on Beaverdell Court, being shown and designated as Lot No. 61 on plat of Section IV, Bellingham, recorded in the RMC Office for Greenville County, S. C., in Plat Book "5 P", at Page 48, and being further shown on a more recent plat by Freeland & Associates, dated May 25, 1979, entitled, "Property of Charles A. Stimpson and Leila E. Stimpson," and having according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Beaverdell Court, at the joint front corner with Lot No. 60, and running thence with the joint linewith Lot 60, N. 15-21 E. 140.84 feet to an iron pin; thence N. 75-40 E. 21 feet to an iron pin; thence S. 26-10 E. 190 feet to an iron pin at the joint rear corner with Lot 62; thence with the joint line with Lot 62, S. 86-55 108.08 feet to an iron pin on the northeastern side of Beaverdell Court; thence with Beaverdell Court as follows: N. 29-23 W. 25 feet to an iron pin; thence N. 57-26 W. 25 feet to an iron pin, the point of beginning.

This is the same property conveyed by deed of Bellingham, Inc. to Charles A. and Leila E. Stimpson by deed dated May 31, 1983, recorded May 31, 1983 in Deed Volume 1103 at Page 755 in the R. M. C. Office for Greenville County, South Carolina.

which has the address of 111 BEAVERDELL COURT, SIMPSONVILLE,
[Street] [City]
SC 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.

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