

MORTGAGE

Documentary Stamps are figured on
the amount financed: \$ 8,141.47

THIS MORTGAGE is made this 26th day of May 1983, between the Mortgagor, Victor M. Sassano and Cynthia Sassano (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 Eleven Thousand Three Hundred Seventy and 60/100 (\$11,370.60) Dollars, which indebtedness is evidenced by Borrower's note dated May 26, 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, 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 piece, parcel or lot of land istuate, lying and being in the State of South Carolina, County of Greenville, Being known and designated as Lot No. 13, as shown on a plat of the subdivision of HUNTERS POINTE, which is recorded in the office of the RMC for Greenville County, SC in plat book 7-C at page 35.

THIS is a portion of the property conveyed to the grantor by L. S. Green by deed dated and recorded July 17, 1979 in deed volume 1006 at page 877 in the Office of the RMC for Greenville County, SC, and is conveyed subject to any restrictions, reservations, zoning ordinances, easements and/or rights of way that may appear of record, on the recorded plat or on the premises.

This is that same property conveyed by deed of Fortis Corporation to Victor M. Sassano and Cynthia M. Sassano dated November 15, 1979 and recorded December 31 1979 in Deed Volume 1118 at Page 222 in the RMC Office for Greenville County, SC

which has the address of 100 Setters Court, Mauldin, SC 29662 (herein "Property Address");

(Street) (City)
(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.

SOUTH CAROLINA --1 to 4 Family 6.75 FNMA/FHLMC UNIFORM INSTRUMENT

FORM 202

01-056191-95 \$8,141.47

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