

JUN 23 1983

Donald S. Tankersley

# MORTGAGE

Documentary Stamps are figured on  
the amount financed: \$ 20,062.04

THIS MORTGAGE is made this 6th day of June  
1983, between the Mortgagor, John T. Decembrino and Betty C. Decembrino  
(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 Thirty-two thousand, one  
hundred, sixty-five and 28/100 Dollars, which indebtedness is evidenced by Borrower's note  
dated June 6, 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, 1990

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 lot of land in the County of Greenville,  
State of South Carolina, situate, lying and being on the eastern side of  
Longstreet Drive and being known and designated as Lot No. 114 of  
DEVENGER PLACE Subdivision, Section 2, plat of which is recorded in the  
RMC Office for Greenville County in Plat Book 5-D at Page 8, and having,  
according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Longstreet Drive, joint  
front corner of Lots 114 and 115 and running thence N.78-02 E. 150 feet  
to an iron pin; thence S.11-58 E. 80 feet to an iron pin; thence S.74-16  
W. 145.4 feet to an iron pin on the eastern side of Longstreet Drive;  
thence with said Drive, N.15-05 W. 90 feet to the point of beginning.

This is that same property conveyed by deed of John A. Bolen, Inc. to  
John T. Decembrino and Betty C. Decembrino, dated and recorded 1/31/78,  
in Deed Volume 1972, at Page 843, in the RMC Office for Greenville  
County, SC.

which has the address of 310 Long Street Drive Greer  
[Street] [City]  
SC 29651 (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 improve-  
ments 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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