

10,058.04
MORTGAGE

1315 881

THIS MORTGAGE is made this 3rd day of June 1983 between the Mortgagor, James W. Wright, Jr. and Sandra C. Wright

(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 Forty-Two and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 3, 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 July, 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 those pieces, parcel or tracts of land situate, lying and being in Greenville County, South Carolina, and being shown as Tract Nos. 7 and 8 on plat of Audubon Forest, recorded in the RMC Office for Greenville County, S.C. in Plat Book BB at page 197, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Audubon Road, at the joint front corner of Tracts Nos. 6 and 7, and running thence with the common line of said tracts, N. 31-45 E. 358 feet to an iron pin, thence continuing with the line of Lot No. 6, N.30-47E 253 feet, more or less, to a pin in the center of branch, thence with the center of said branch as the line, N. 82-48 E. 197.2 feet; thence continuing with center of said branch, S. 27-33 E. 220 feet, to point in the center of said branch, the joint rear corner of Tracts Nos. 8 and 9, thence with the line of said tract, S. 43-16 W. 321 feet more or less, to an iron pin on the northeasterly side of Audubon Road, thence with said Road the following courses and distances, to-wit; N. 35-30 W. 45 feet, N. 88-19 39.9 feet, S. 35-49 W. 194.1 feet; S. 70-00 W. 107.3 feet, N. 75-50 W. 86.1 feet, N. 62-38 W. 37.6 feet to the point of beginning and containing in the aggregate 3.83 acres.

This is the same property conveyed by deed of James Ritchie Whitnire to James W. Wright, Jr. and Sandra C. Wright, dated 2-13-79, recorded 2-13-79 in Volume 1096, at Page 861, in the RMC Office for Greenville County, S.C.

which has the address of Rt. 5, Audubon Road Greenville, S.C. 29606 (Street) (City) (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 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.

