

FILED
GREENVILLE CO. S. C.

MORTGAGE

BOOK 1616 PAGE 482

JUL 18 1 37 PM '83

THIS MORTGAGE is made this 11th day of July 1983, between the Mortgagor, William T. Plyler and Ann B. Plyler (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK F.S.B., 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 Eighteen Thousand and 00/100 (\$18,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 11, 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 August 1, 1988

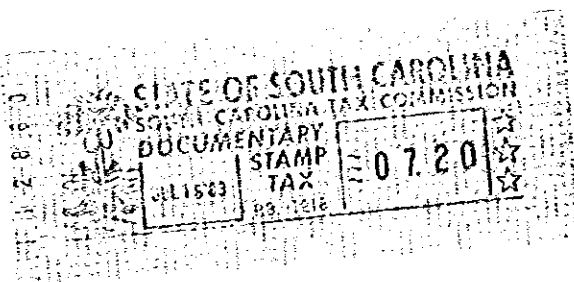
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 36, on a plat of Ashton, Section 2, prepared by Piedmont Surveyors, dated June 23, 1983 and recorded in the R.M.C. Office for Greenville County on June 24, 1983 in Plat Book 9-F at Page 99, and giving according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Brandon Court at the joint front corner with Lot 35 and running thence along the joint line with Lot 35 N. 17-29 E. 232.15 feet to an iron pin at the joint rear corner with Lot 35; thence running N. 72-32 W 149.75 feet to an iron pin, thence continuing N. 72-35 W. 47.0 feet to an iron pin at the joint rear corner with Lot 37; thence running along the joint line with Lot 37 S. 17-06-00 W. 231.77 feet to an iron pin on the northerly side of Brandon Court at the joint front corner with Lot 37; thence running along the northerly side of Brandon Court S. 72-26 E. 195.0 feet to an iron pin at the joint front corner with Lot 35, being the point of beginning.

This is the same property conveyed to William T. Plyler by deed of Asheton, A General Partnership, dated July 6, 1983 to be recorded herewith.

William T. Plyler subsequently conveyed an undivided one half interest to Ann B. Plyler of even date to be recorded herewith.



which has the address of Lot 36, Brandon Court Greenville, S.C. (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 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.