

MORTGAGE

THIS MORTGAGE is made this 1st day of July 1983 between the Mortgagor, Andrew A. Anastos (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of SOUTH CAROLINA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seven Thousand, Six Hundred Twenty Three And 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 1, 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 10, 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 piece, parcel or lot of land in the Paris Mountain Township, County of Greenville, State of South Carolina, situate, lying and being on the southern side of Tawba Lane (formerly Katawba Lane) and being known and designated as Lot No. 5 on a plat of property of Henry Harding, said plat being recorded in the R.M.C. Office for Greenville County, in Plat Book PP at page 37 and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the southern side of Tawba Lane, said pin being 382.4 feet north of the intersection of Tawba Lane and Batson Road and running thence S. 71-45 W. 186.5 feet to an iron pin; thence across the rear line of Lot No. 5, S. 19-30 E. 87.4 feet to an iron pin; thence with the common line of Lot Nos. 4 and 5, N. 71-45 E. 186.5 feet to an iron pin on the southern side of Tawba Lane; thence with said Lane N. 19-30 W. 87.4 feet to an iron pin, the point of beginning.

This is that same property conveyed by deed of Wyman H. McCrary, Jr. and Roger K. McCrary as Executors of the estate of Wyman H. McCrary, Sr. to Andrew A. Anastos and Joyce E. Anastos dated January 12, 1976 and recorded January 14, 1976 in Deed Volume 1030 at Page 189 in the RMC office for Greenville County, SC.

Also this is that same property willed to Andrew A. Anastos by Joyce E. Anastos who died 9/29/82 intestate, recorded in Apt. 1734 at File #5, in Greenville County, SC. (Her one-half interest)

which has the address of 7 Tawba Lane Greenville, SC 29611 (Street) (City) (State and Zip Code) therein "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 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 declaration, 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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