

Documentary Stamps are figured on  
the amount financed: \$43,211.14

# MORTGAGE

THIS MORTGAGE is made this 27th day of July, 1983, between the Mortgagor, Robert O. Wilson (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 Six Thousand One Hundred Twenty Six and No/100 (\$6126.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 27, 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 15, 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, with improvements thereon, situate lying and being in the County of Greenville, State of South Carolina, in the City of Greenville, and being known and designated as Lot Number 35 according to plat of property of Isaqueena Park as recorded in the RMC Office for Greenville County in Plat Book P at page 130, and being more fully described, according to said plat, as follows:

BEGINNING at a point at the corner of Lots 11 and 35 on the southwest side of Blackburn Street, which point is 200 feet from the intersection of Blackburn Street and East North Street Extension, and running thence along Blackburn Street N. 39-10 W. 88.1 Feet to the corner of Lot Number 34; thence along the line of Lot Number 34 S. 50-50 W. 175 feet to the line of Lot Number 36; thence along the line of Lot Number 36 S. 39-10 E. 89.7 feet to the rear line of Lot Number 10; thence along the rear line of Lots 10 and 11 N. 50-50 E. 175 feet to the point of beginning.

This is the same property conveyed by deed of Mildred G. Waugh to Robert O. Wilson and Linda S. Lee, dated August 2, 1976, recorded August 2, 1976, in deed volume 1040, at page 591, at the RMC Office for Greenville County, Greenville, SC.

This is also that same property conveyed by deed of Linda S. Lee, a one-half undivided interest, to Robert O. Wilson, dated January 16, 1981, recorded January 16, 1981, in deed volume 1140, at page 931, at the RMC Office for Greenville County, Greenville SC.

which has the address of 9 Blackburn Street Greenville, SC 29607 (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 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.

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