



Documentary Stamps are figured on the amount financed: \$ 7086.28.

# MORTGAGE

BOOK 1628 PAGE 17

THIS MORTGAGE is made this 18 day of August 1983 between the Mortgagor, Georgia J. Wharton (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 Nine thousand nine hundred nineteen and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 18, 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 September 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 lot of land lying approximately one (1) mile northeast of the Town of Fountain Inn and shown as Lot 21, Block A, on a plat of Friendship Heights made by W. N. Willis, dated May 30th, 1960 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northern side of Fork Road at the joint front corner of lots 20 and 21, which point is located 121.7 feet east of the intersection of Friendly Street and running with the joint lines of said lots N. 13-57 W. 221.7 feet to an iron pin on the southeastern side of Friendly Street; thence with the joint lines of lots 21 and 23 S. 77-46 E. 111.1 feet to an iron pin at the joint rear corners of lots 21 and 22; thence with the joint lines of said lots S. 13-57 E. 172.4 feet to an iron pin on the northern side of Fork Road; thence with the northern side of Fork Road S. 76-03 W. 100 feet to an iron pin at the point of beginning.

This is the same property conveyed by deed of Billie C. Patton to Georgia J. Wharton by deed dated April 30, 1962 recorded May 25, 1962 in Deed Volume 698 at Page 533 in the R. M. C. Office for Greenville County South Carolina.

which has the address of Rt. 2, Box 391, Fountain Inn, SC 29644 (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.

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1628-17-23