

BOOKED BY R.M.C. OFFICE
NOV 13 1983
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R.M.C. OFFICE

MORTGAGE

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THIS MORTGAGE is made this 10th day of November 1983, between the Mortgagor, JOHN C. GROBLEWSKI, JR. and TONJA S. GROBLEWSKI (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 Ninety-Six Thousand Nine Hundred and No/100 (\$96,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 10, 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 December 1, 2013.

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 County of Greenville, State of South Carolina, on the Western side of Wembley Road, being known and designated as Lot No. 4 as shown on a Plat of Gower Estates, Section F, made by Campbell & Webb Surveying and Mapping Company, dated November, 1965, and recorded in the RMC Office for Greenville County, S. C. in Plat Book JJJ, at Page 99, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Wembley Road, at the joint front corner of Lots Nos. 4 and 5, and running thence with the joint line of said lots, S. 63-45 W. 236.2 feet to an iron pin; thence with the rear line of Lot No. 4, N. 26-15 W. 115 feet to an iron pin at the joint rear corner of Lots Nos. 3 and 4; thence with the joint line of said lots, N. 63-45 E. 269.2 feet to an iron pin on the Western side of Wembley Road; thence with the Western side of Wembley Road, the following courses and distances: S. 7-04 E. 66.4 feet to an iron pin; thence S. 15-41 E. 54.8 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of American Federal Bank, F.S.B., dated November 10, 1983, and recorded in the RMC Office for Greenville County, S. C. in Deed Book _____, at Page _____, on November 11, 1983.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
MORTGAGE
SIXTH TAX \$ 38.76

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which has the address of 1124 Wembley Drive Greenville (City)
S. C. 29607 (State and Zip Code) (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.