

GREENVILLE, S.C.
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MORTGAGE

THIS MORTGAGE is made this 17th day of November 1983, between the Mortgagor, Robert K. Ostendorff and Patricia H. Ostendorff (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, 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 Seventy Thousand Five Hundred and no/100 (\$70,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 17, 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, and being known and designated as Lot No. 20, Northwood Subdivision, Section 2, according to a plat prepared of said subdivision recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 9-F, at Page 79, and according to said plat, having the following courses and distances, to-wit:

BEGINNING at an iron pin on the edge of Bendingwood Circle, joint front corner with Lot No. 21, and running thence with the common line with said Lot, S. 20-00 E. 170.0 feet to an iron pin; thence, S. 74-43-48 E. 109.84 feet to an iron pin; thence, N. 28-02-03 E. 87.05 feet to an iron pin; thence, N. 45-26-31 W. 196.73 feet to an iron pin on the edge of Bendingwood Circle; thence running with the edge of said Road, S. 68-00 W. 70.0 feet to a point on the edge of said Road, the point of Beginning.

The within property is the identical property conveyed to the Mortgagors herein by deed of Balentine Brothers Builders, Inc., dated July 8, 1983, which said deed is recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1491, at Page 910.

which has the address of Bendingwood Circle Taylors
(Street) (City)
South Carolina 29687 (herein "Property Address");
(State and Zip Code)

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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