

GREENVILLE OR S.C.

DEC 1 11 36 AM '83

DUNN R.M.C.

MORTGAGE

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THIS MORTGAGE is made this 30th day of November 19 83, between the Mortgagor, William A. Mann and Genez S. Mann (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK FSB (herein "Lender"), a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-one Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 30, 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 eastern side of Sandringham Road being known and designated as Lot No. 4 on a plat entitled BROADMOOR SUBDIVISION made by Piedmont Engineering Service dated July, 1960 recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book RR at Page 47, reference to said plat is hereby craved for the metes and bounds thereof.

The above property is the same property conveyed to the mortgagors by deed of Cynthia M. Reynolds to be recorded herewith.

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which has the address of 9 Sandringham Road, Taylors, S. C. 29687 (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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