

Documentary Stamps are figured on the amount financed: \$ 22,353.54

MORTGAGE

FILED

DEC 1 1983

THIS MORTGAGE is made this 7th day of November 1983 between the Mortgagor, John C. Cordell Jr. and Janice R. Cordell (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 Forty Two Thousand Nine Hundred Thirty Seven and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 7, 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 November 15, 1993

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 in the county of Greenville, state of South Carolina, being known and designated as Lot 10. 3 on plat of property of Talmer Cordell recorded in Plat Book 2 at page 113, of the RMC Office for Greenville County, South Carolina, said lot having a frontage of 55 feet on the westerly side of McClain Avenue a depth of 150.8 feet on the south side, a depth of 149.9 feet on the north side and a rear width of 55 feet.

This is that same property conveyed by deed of Elizabeth B. Cordell to John C. Cordell Jr. and Janice R. Cordell dated April 23, 1969 and recorded April 23, 1969 in deed Volume 866 at page 481 in the RMC Office for Greenville County, SC.

which has the address of 6 McLean Street Greenville SC 29611 (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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