

Documentary Stamps are figured on
the amount financed: \$ 11,008.44.

MORTGAGE

THIS MORTGAGE is made this 24th day of October 1983, between the Mortgagor, Michael J. Sano and Laura Ann Sano (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 Fifteen Thousand Three Hundred Ninty Two Dollars & Forty Cents Dollars, which indebtedness is evidenced by Borrower's note dated October 24th, 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 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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 22 as shown on a plat of Farrington Acres prepared by Carolina Engineering and surveying Company December 1962, and recorded in the Office of the REC for Greenville County in Plat Book RR at Pages 106 and 107, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Claxton Drive at the joint front corner of Lots 21 and 22, running thence S. 37-15 E. 200 feet to an iron pin; thence running N. 52-45 E. 90 feet to an iron pin at the joint rear corner of Lots 22 and 23; running thence down the joint line of said lots, N. 37-15 W. 200 feet to an iron pin on Claxton Drive; running thence down Claxton Drive S. 52-45 W. 90 feet to the point of beginning.

THIS conveyance is made subject to any and all restrictions, zoning ordinances, easements and rights of way of record or on the ground affecting subject property.

THIS is the same property conveyed by deed of Edward Roy Brewer and Bernice H. Brewer to Michael J. Sano and Laura Ann Sano, dated January 7, 1981 and recorded January 7, 1981 in the REC Office for Greenville County in Deed Volume 1140 at Page 361.

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which has the address of 202 Claxton Drive Greenville, South Carolina 29611 (herein "Property Address");

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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".

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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.

SOUTH CAROLINA - 1 to 2 Family & 75 FINAL PUBLIC INSTRUMENT

REC'D 001-009-20 0065 2636

11,008.44

5940

1328 W. 2