



Documentary Stamps are figured on the amount financed: \$15,585.24.

MORTGAGE

THIS MORTGAGE is made this 31st day of October 1983, between the Mortgagor, W.H. Stanton (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 Thirty thousand twenty one dollars and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 31, 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 with the building and improvements thereon situate on the Southeast side of the turnabout at the end of Juanita Court, near the City of Greenville, in Greenville County, S.C. being shown as Lot No. 6 Plat of Juanita Court, made by J.M. Beeson, Surveyer, August 20, 1952, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book BB, page 153, and having according to said plat the following metes and bounds to wit:

Beginning at an iron pin on the South east edge of the turnabout on Juanita Court at joint front corner of Lots No. 5 and 6 and running thence along line of Lot No. 5, S 43-30 E 94.9 feet to an iron pin; thence along line of property now or formerly of B.P. Crenshaw; N 61-30 E 207 feet to an iron pin; thence continuing along branch (the traverse line being N. 42-02 W. 43.8 feet) to an iron pin on branch at rear corner of Lots No. 6 and 7; thence, along the line of lot No. 7, S 61-30 W. 118.6 feet to an iron pin on the East side of the turnabout on Juanita Court (the radius of said curve being 50 feet) in a Southerly direction 65.4 feet to the beginning corner.

This is that same property conveyed by Deed of Kenneth H. Robinson and Betty Jane Robinson, dated January 4, 1974, and recorded February 19, 1974 in the R.M.C. Office for Greenville County, South Carolina.

which has the address of 12 Juanita Court Greenville
(Street) (City)
SC 29611 (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 seised 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.

GCTO -----3 DE 14 83 058 4.00CD