



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 21,064.44

THIS MORTGAGE is made this 22 day of September 1982 by and between the Mortgagor, Daniel P. Stanseil and Betty Stanseil (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-four Thousand, Three Hundred and four Dollars and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated Sept. 22, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on Nov. 16, 1992

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 Greenville County, South Carolina, on the southern side of Oakway Circle, being shown as Lot No. 3 on Plat of Oakway, recorded in Plat Book JJJ, at page 107, and being further described as follows:

Beginning at an iron pin on the southern side of Oakway Circle, at the joint corner of Lots 2 and 3; thence along line of Lot 2, S. 11-12 E. 211 feet to an iron pin in line of property now or formerly of Mary Cannon; thence along Cannon property, N 78-23 E 157.3 feet to an iron pin; thence continuing along line of Cannon property, N. 80-54 E 45 feet to an iron pin at corner of Lot 4; thence along line of Lot 4, N. 9-06 W 210 feet to an iron pin on the southern side of Oakway Circle; thence along Oakway Circle, S. 80-54 W. 45 feet to an iron pin; thence continuing along Oakway Circle S. 78-48 W. 165 feet to an iron pin.

This is the identical property conveyed to the Grantors herein by deed of W.M. Webster, III, as Trustee, dated April 26, 1966, recorded in the R.M.C. Office for Greenville County in Deed Book 799, at page 199.

This conveyance is made subject to all restrictive covenants, setbacks lines, rights of way, and easements, if any, of record, as shown on recorded plat(s).

This is the same property conveyed by deed of Edward Hofman and Corrine Hofman dated May 31, 1971, and recorded June 1, 1971 in the R.M.C. Office for Greenville County in Volume 916 at page 566.

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which has the address of Rt. 2, Oakway Cr., Greenville, S.C. 29607 (Street) (City) (herein "Property Address"); (State and Zip Code)

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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".

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.

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