



Documentary Stamps are figured on the amount financed: \$ 10,060.04

01-65002446

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MORTGAGE

THIS MORTGAGE is made this 8th day of November 1982, between the Mortgagor, Arthur J. Edwards (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 Thirteen thousand, seven hundred, three and 4/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 8, 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 November 15, 1986

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 unit situate, lying and being in the State of South Carolina, County of Greenville being known and designated as Unit 59 of Trentwood Horizontal Property Regime as is more fully described in Master Deed dated October 16, 1974, and recorded in the RMC Office for Greenville County in Deed Book 1008, at Page 527, as amended by amendment dated June 2, 1976 recorded in Deed Book 1082, Page 742, and shown on survey by Enwright Associates, Inc. dated June 20, 1978 recorded in the RMC Office for Greenville County in Plat Book 6P at Pages 64 and 65.

This is that same property conveyed by deed of Cunningham & Summers Association to Arthur Joseph Edwards, Jr., deed dated 7/25/78, recorded 7/26/78, in Deed Book 1083, at Page 869, in the R.M.C. Office for Greenville County, SC.

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which has the address of 59 Trentwood Condo, Simpsonville, SC 29681 (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".

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.