

FILED
CO. S. C.
JAN 25 3 16 PM '83
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 24th day of January, 1983, between the Mortgagor, Pamela C. Givens

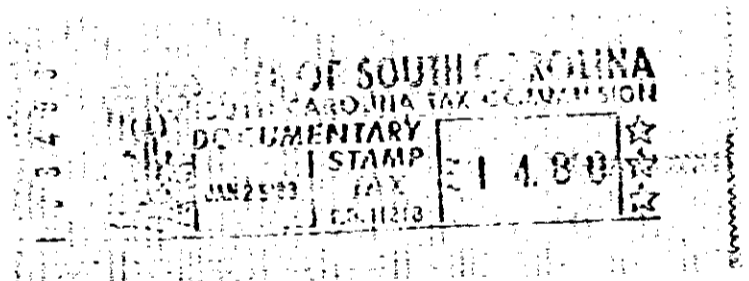
(herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Seven Thousand and No/100 (\$37,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 24, 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 February 2010

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 parcel or unit situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Unit Number 3-B of Wildaire-Merry Oaks Horizontal Property Regime, III as is more fully described in Master Deed dated April 23, 1980 and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1125 at Pages 528 through 590, inclusive, and survey and plot plan recorded in Plat Book 7-Y at Page 20, RMC Office for Greenville County.

This being the same property conveyed to the mortgagors by deed of J. Steven Mattox and William C. Mattox of even date to be recorded herewith.



2 JA25 83
470
4.00CT

which has the address of Unit 3 Wildaire Condominiums Greenville, South Carolina 29615 (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 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.

RECEIVED
JAN 25 1983

4328-RV-21