



Documentary Stamps are figured on the amount financed \$ 2,103.69 BOOK 1602 PAGE 550

MORTGAGE

THIS MORTGAGE is made this 10th day of March between the Mortgagor, Cecil G. Wyatt and Lenora G. Wyatt (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 Two Thousand Four Hundred Thirty Six Dollars & Ninty Six Cents, which indebtedness is evidenced by Borrower's note dated March 10, 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 March 15, 1985

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, situate on the north side of Club Circle, near the City of Greenville, being shown as Lot 4 on a plat of property of Roy W. Boggess and Walter L. Miller, and having, according to a survey made by Jones and Southerland, Engineers, dated January 8, 1960, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book UU, Page 7, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Club Circle, joint front corner of Lots 4 and 3A and running thence N. 6-41 E. 263 feet to an iron pin; thence S. 77-20 W. 95 feet to an iron pin, joint rear corner of Lots 4 and 22; thence along the line of Lot 22, S. 5-31 W. 233.6 feet to an iron pin on the north side of Club Circle; thence along the north side of Club Circle S. 87-05 E. 40 feet to an iron pin on the north side of Club Circle; Thence still along the north side of Club Circle, S. 82-35 E. 45 feet to an iron pin, the point of beginning.

This is the same property conveyed by deed of Roy Boggess and Co. Inc. to Cecil G. Wyatt and Lenore S. Wyatt, dated December 22, 1970 and recorded December 22, 1970 in the RMC Office for Greenville County in Deed Volume 905 Page 59.

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which has the address of Route 1 Club Circle Greenville, South Carolina 29611 (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.