

Security Federal

MORTGAGE

BOOK 1006 PAGE 110

Donnie S. Tankersley

THIS MORTGAGE is made this 9th day of May 1983 between the Mortgagor, Frank B. Wenstrom

(herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Two Thousand Eight Hundred and no/100 (\$32,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 9, 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 June 1, 2013

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 in the Town of Simpsonville, County of Greenville, State of South Carolina, being known and designated as LOT NO. 273 of Subdivision known as WESTWOOD SOUTH, Section 1, Sheet 2 as shown by plat prepared by Piedmont Engineers, Architects and Planners dated June 14, 1978 and recorded in plat book 6H at page 57. Reference to said plat is hereby craved for a more particular description. Also shown on plat prepared for Frank B. Wenstrom by Fraeland & Associates Engineers, Land Surveyors dated April 29, 1983 to be recorded in Greenville County RMC Office in Plat Book 9-5, Page 58.

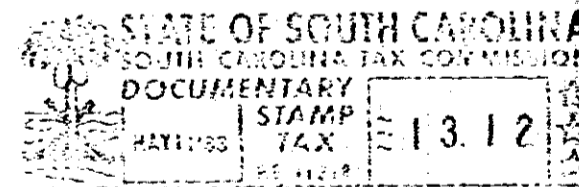
This conveyance is made subject to the restrictive covenants affecting Section 1, Sheet 2 of WESTWOOD SOUTH Subdivision, said restrictive covenants being recorded in the RMC Office for Greenville County, South Carolina, in Deed Volume 1082 at page 580.

This conveyance is also made subject to any restrictive covenants, building setback lines and rights of way and easements which may affect the above described property.

This is the same property conveyed to Mortgagor by deed of James J. Hughes and Martha C. Hughes dated April 25, 1983 to be recorded in the Greenville County RMC Office in Deed Book 1188, Page 24.

THIS IS A FIRST MORTGAGE GIVEN FOR THE PURPOSE OF SECURING THE PURCHASE PRICE ON THE ABOVE DESCRIBED PROPERTY.

MORTGAGEE'S MAILING ADDRESS: P. O. BOX 11629
COLUMBIA, S.C. 29211



which has the address of 111 Vinewood Court Simpsonville
[Street] [City]
S. C. (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.

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