

Mortgagee's Mailing Address: 101 E. Washington Street, Greenville, S. C.

# MORTGAGE

201610 1610

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GREENVILLE

THIS MORTGAGE is made this 1st day of June 1983, between the Mortgagor, Sidney Lee Leslie and Deborah L. Leslie (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").

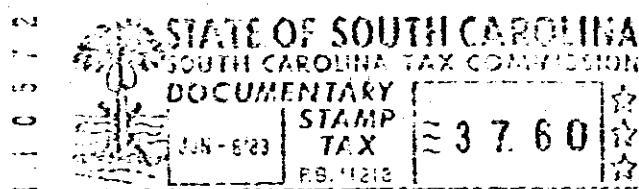
WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety Four Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 1, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 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 lot of land with the buildings and improvements thereon situated on the Northeast side of Rock Creek Drive, in the City of Greenville, in Greenville County, State of South Carolina, being shown as a portion of Lots 8 and 9 on plat of property of Elizabeth G. McCall, made by Dalton & Neves, Engineers, April, 1940 and having according to a more recent plat prepared for Sidney Lee Leslie and Deborah L. Leslie by Carolina Surveying Co. dated June 6, 1983 being recorded in the RMC Office for Greenville County in Plat Book 9-22 at Page 6, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Rock Creek Drive at joint front corner of Lots 9 and 10, said pin also being 272 feet in a southeasterly direction from the point where the northeast side of Rock Creek Drive intersects with the southeast side of Mount Vista Avenue, and running thence with the line of Lot No. 10 N. 35-06 E. 322 feet to a point on the southwest edge of Reedy River; thence along the southwest edge of Reedy River S. 54-0 E. 80.4 feet to an iron pin on the southwest edge of Reedy River; thence through Lots 8 and 9 S. 27-33 W. 295.7 feet to an iron pin on the northeast side of Rock Creek Drive; thence with the northeast side of Rock Creek Drive N. 69-26 W. 23 feet to an iron pin; thence continuing with Rock Creek Drive N. 67-43 W. 100 feet to the beginning corner.

This being the same property conveyed to the mortgagors herein by deed of Edith C. Bridger and Keith Alan Bridger dated June 16, 1978 and recorded June 19, 1978 in the RMC Office for Greenville County in Deed Book 1081 at Page 527.



which has the address of 206 Rock Creek Drive, Greenville, S. C. 29605 (herein "Property Address");  
[Street] [City] [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 seized 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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