

GREENVILLE FILED
AUG 27 3 05 PM '83
MORTGAGE

THIS MORTGAGE is made this: 22nd day of August 1983, between the Mortgagor, WILLIAM F. LEHR (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB 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-two Thousand and no/100ths Dollars, which indebtedness is evidenced by Borrower's note dated August 22, 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 September 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 condominium unit situate, lying and being in the City of Greenville, Greenville County, South Carolina, being shown and designated as Unit No. 10-A of the LEWIS VILLAGE HORIZONTAL PROPERTY REGIME, being more fully described in a Declaration (Master Deed) dated March 18, 1979, recorded in the RMC Office for Greenville County, S. C., in Deed Book 1098, pages 792 through 875, inclusive, and further shown on a survey and plot plan recorded in the RMC Office for Greenville County, S C., in Plat Book 6-V, pages 55 through 57.

The above property is the same conveyed to the Mortgagee by deed of Sally M. Franks recorded on June 27, 1983 in Deed Book 1191, page 170, in the RMC Office for Greenville County, S. C.

which has the address of Unit 10-A, Lewis Village Condominiums, Greenville South Carolina 29605 (Street) (City) (State and Zip Code) (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 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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