



Documentary Stamps are figured on the amount financed: \$4730.71.

MORTGAGE

THIS MORTGAGE is made this 8th day of August 1983 between the Mortgagor, Fred W. Bostic and Mamie G. Bostic (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 Five Thousand Eight Hundred Seventeen Dollars and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 8, 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 10, 1983;

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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, at the northeastern corner of the intersection of Cashmere and Kennedy Drives, and being known and designated as Lot No. 35 of Pine Hill Village, as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book "QQ", at Page 169, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Cashmere Drive at the joint front corner of Lots Nos. 35 and 36 and running thence S. 86-45 E. 130 feet to an iron pin; thence S. 3-15 W. 87.4 feet to an iron pin; thence along the northern side of Kennedy Drive, as follows: S. 62-19 W. 23.3 feet to an iron pin; S. 78-28 W. 40.9 feet to an iron pin; N. 86-45 W. 45 feet to an iron pin; thence along the curve of the intersection of Kennedy and Cashmere Drives, the traverse line being N.45-41 W. 35.3 feet to an iron pin; thence along Cashmere Drive, N. 3-15 E. 85 feet to the point of beginning.

The above is a portion of the property conveyed to the grantor by deed recorded in Deed Book 653, Page 79.

Derivation: This is that same property conveyed by deed of Lanco, Inc. to Fred W. Bostic, dated 4-28-61, recorded 4-29-61, in volume 672 at page 499 of the R.M.C. Office for Greenville County, SC.

2 SE 2 83 1114

which has the address of 201 Kennedy Drive Greenville South Carolina 29605 (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.

4.00001

9 9 7 6

4328-112