



MORTGAGE

THIS MORTGAGE is made this 12th day of September,
1983, between the Mortgagor, Leon E. Elliott
(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 Eleven Thousand Three Hundred
Eighteen Dollars & Forty Cents Dollars, which indebtedness is evidenced by Borrower's note
dated September 12, 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 October 1, 1988

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 Greenville
County, South Carolina, being shown as Lot 15, Section 1 of Richmond Hills, plat
of which is recorded in the R. M. C. Office for Greenville County in Plat Book
JJJ, Page 81, and having, according to said plat, the following metes and bounds,
to-wit:

BEGINNING at an iron pin on the northwesterly side of Lynchburg Drive at the joint
front corner of lots 14 and 15 and running thence with the line of said lots,
N. 60-45 W., 150 feet; thence N. 29-15 E., 100 feet; thence S. 60-45 E., 150 feet
to an iron pin on Lynchburg Drive; thence with Lynchburg Drive S. 29-15 W.,
100 feet to the point of BEGINNING.

This conveyance is subject to all restrictions, set back lines, roadways, ease-
ments, and rights of way, if any, appearing of record, or on the recorded plat,
which affect the property hereinabove described.

This is the same property conveyed by deed of R. D. Wilson to Leon E. Elliott,
dated January 24, 1969 and recorded January 29, 1969 in the R. M. C. Office
for Greenville County in Deed Volume 861 Page 116.

which has the address of 101 Lynchburg Drive Greenville
(Street) (City)
South Carolina 29611 (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 improve-
ments 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.

