



MORTGAGE Vol 1645 PAGE 86
Documentary Stamps are figured on
the amount financed: \$ 20,012.04

MORTGAGE is made this 30th day of December 1983 between the Mortgagor, James A. Basinger, Jr. and Betty W. Basinger (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 Eight Thousand One Hundred Sixty Three and 60/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 30, 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 January 15, 1994.

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 in Greenville County, State of South Carolina, at the eastern corner of E. Lee Road and Strange Road, near the City of Greenville, being shown as Lot 54 on a plat of Section 2 of Oakwood Acres recorded in Plat Book AAA at page 38 and described as follows:

BEGINNING at an iron pin at the corner of E. Lee Road and Strange Road and running thence with the curve of the intersection, S. 5-03 E. 46.8 feet to an iron pin on Strange Road; thence with the eastern side of Strange Road, S. 25-36 E. 124 feet to an iron pin at the corner of an unnamed street; thence with the curve of the intersection, the chord of which is S. 51-02 E. 40.8 feet to an iron pin; thence continuing with the northern side of said unnamed street, N. 83-37 E. 127.3 feet to an iron pin at the corner of Lot 53; thence with the line of said lot, N. 5-38 W. 145 feet to an iron pin at the corner of Lot 52; thence with the line of said lot, N. 82-30 W. 28.7 feet to an iron pin; thence S. 15-30 W. 34 feet to an iron pin; thence N. 74-00 W. 175 feet to the beginning corner.

This property conveyed subject to restrictions, easements and rights of way of record which affect said property.

This being the same property conveyed to the grantor herein by deed recorded in Deed Book 715 at page 53.

THIS IS THE SAME PROPERTY CONVEYED BY DEED OF JOHN W MATTHEWS, DATED 12/11/60, AND RECORDED 12/13/68, IN THE RMC OFFICE FOR GREENVILLE COUNTY IN VOLUME 858 AT PAGE 22.

which has the address of 1 Strange Road, Taylors, SC 29687 (Street) (City) (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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