

Mortgagee's address
P. O. Box 1268
Greenville, SC 29602

FILED
APR 29 11 26 AM '83
DONNIE S. HENSLEY

MORTGAGE

THIS MORTGAGE is made this 28th day of April, 1983, between the Mortgagor, Anthony W. Lynch, Jr. and Ann M. Lynch (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").

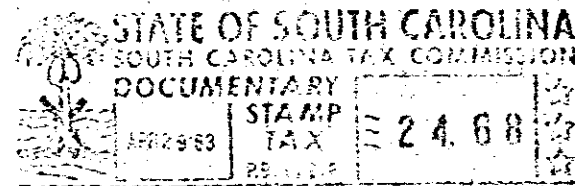
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty One Thousand Seven Hundred and No/100 (\$61,700.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 28, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 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 piece, parcel or lot of land, situate, lying and being on the southeastern side of Smythe Avenue, County of Greenville, State of South Carolina, and being shown and designated as Lot No. 10 on plat entitled "Subdivision for Dumean Mills, Greenville, S. C.", made by Pickell & Pickell, Engineers, dated June 7, 1948, revised June 15, 1948 and August 7, 1948 and recorded in the RMC Office for Greenville County, S. C. in Plat Book S, at Pages 173-177, inclusive, and having, according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Smythe Avenue at the joint front corner of Lots Nos. 9 and 10 and running thence with line of Lot No. 9, S. 64-52 E. 253.8 feet to an iron pin; thence S. 64-16 E. 85 feet to an iron pin on the northwestern side of a fifteen (15') foot alley; thence with the northwestern side of said fifteen (15') foot alley, S. 26-35 W. 100 feet to an iron pin; thence N. 64-16 W. 88 feet to an iron pin; thence S. 26-35 W. 54 feet to an iron pin; thence S. 64-16 E. 88 feet to an iron pin on the northwestern side of said fifteen (15') foot alley; thence with the northwestern side of said alley, S. 26-35 W. 35 feet to an iron pin on the northeastern side of Whitin Street; thence with the northeastern side of Whitin Street, N. 64-16 W. 275.1 feet to an iron pin on the southeastern side of Smythe Avenue; thence with the southeastern side of Smythe Avenue, N. 7-38 E. 196 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Maxwell T. Watson and Janice K. Watson, dated April 28, 1983 and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1182 at Page 316, on April 29, 1983



which has the address of .42 Smythe Avenue, Greenville, SC 29605

(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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