

FILED
GREENVILLE S.C.

MORTGAGE

BOOK 1604 PAGE 763

MAY 2 11 52 AM '83

THIS MORTGAGE was made this 26th day of April 1983, between the Mortgagor, Donnie S. Wintersley, Terry W. Taylor and Jean-Marie K. Taylor (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").

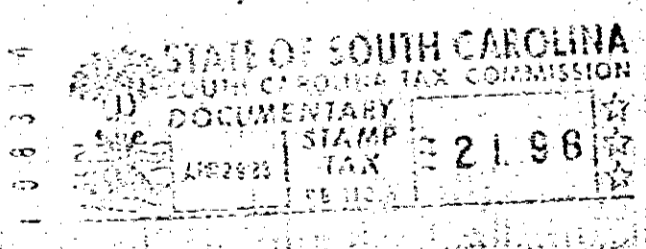
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Four Thousand Nine Hundred and No/100 (\$54,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 26, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of 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, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southeastern corner of the intersection of Chantilly Drive with Botany Road, being known and designated as Lot No. 53 on a plat of BOTANY WOODS, SECTOR II made by Piedmont Engineering Service dated July 1959 recorded in the RMC Office for Greenville County, South Carolina in Plat Book QQ at page 79, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Botany Road at the joint front corners of Lots Nos. 52 and 53; and running thence with the common line of said lots, S. 83-25 E., 130.0 feet to an iron pin; thence N. 21-14 E., 142.6 feet to an iron pin on the southern side of Chantilly Drive; thence with the southern side of Chantilly Drive, N. 70-38 W., 90.0 feet to an iron pin; thence continuing with the southern side of Chantilly Drive, N. 79-04 W., 65.0 feet to an iron pin; thence with the curve of the intersection of Chantilly Drive and Botany Road, the chord of which is S. 50-51 W., 32.0 feet to an iron pin on the eastern side of Botany Road; thence along the eastern side of Botany Road, S. 0-47 W., 85.0 feet to an iron pin; thence continuing with the eastern side of Botany Road, S. 6-15 W., 55.0 feet to an iron pin, the point of BEGINNING.

This is the same property conveyed to the Mortgagors by deed of Wayne L. Stebbins and Julia K. Stebbins dated May 19, 1982 and recorded in the RMC office for Greenville County on May 28, 1982 in Deed Book 1167 at Page 703.



which has the address of 201 Botany Rd., Greenville, South Carolina 29615 (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.

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