

FILED
MAY 20 1983
Dennis S. Tenbrunsel

Documentary Stamps are figured on
the amount financed: \$ 14,113.04

MORTGAGE

THIS MORTGAGE is made this 22 day of April 19.83, between the Mortgagor, Bennie W. Sinclair and Thomas Donald Lewis and Bennie Lee S. Lewis

(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 Twenty-seven Thousand, Four Hundred and eighty-two Dollars and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 22, 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 June 1, 1993

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 constructed thereon, situate, lying and being in the State of South Carolin, County of Greenville, being known and designated as Unit 14-B of Middleton Place Horizontal Property Regime as is more fully described in Master Deed dated August 31, 1976, and recorded in the R.M.C. Office for Greenville County, S.C., in Deed Book 1042 at Pages 230 through 296, inclusive, and survey and plot plan recorded in the R.M.C. Office for Greenville County in Plat Book 5-R at pages 87A through 87D; this being a portion of the property conveyed to the grantors by deed from Middleton Place, Inc. and recorded in the R.M.C. Office for Greenville County in Deed Book 905 at Page 291 and recorded December 30, 1970.

This is that same property conveyed by deed of William N. Miller, Jr. and Joe W. Hiller to Bennie Lee S. Lewis, Thomas Don Lewis, and Bennie W. Sinclair, dated March 4, 1977, recorded April 10, 1977, in Deed volume 1052, at Page 460 in the R.M.C. Office for Greenville County, SC.

which has the address of 311 W. Earle St., Unit 14-B, Greenville, S.C. (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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