



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 20,065.00 8005 1010 773

THIS MORTGAGE is made this 2nd day of May 1983, between the Mortgagor, W. Shannon Linning and Sandra S. Linning (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 Thirty Seven Thousand Four Hundred Sixty Six and 40/100 (37,466.40) Dollars, which indebtedness is evidenced by Borrower's note dated May 2, 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 15, 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 lot of land, with all improvements thereon, located in the State of South Carolina, County of Greenville, City of Greenville, on the eastern side of Stonehaven Drive, being shown and designated as Lot 123 on a plat of Estate of Tully P. Babb, prepared by Dalton and Neves, Engineers dated February, 1960 and recorded in the R.M.C. Office for Greenville County in Plat Book QQ at Pages 162 and 163, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin on the eastern side of Stonehaven Drive at the joint front corner of Lots 123 and 124, and running with the common line of said lots S. 89-15 E. 380 feet to an iron pin on the line of property now or formerly owned by T. C. Gower; thence running with the rear line of the within lot, S. 3-16 E. 131.6 feet to a point on the side line of Lot 122; thence running with the common line of Lots 122 and 123 S. 88-12 W. 398.7 feet to an iron pin on the eastern side of Stonehaven Drive; thence running along Stonehaven Drive N. 5-22 E. 150 feet to an iron pin, the point of beginning.

This is that same property conveyed by deed of Bricelyn J. Cantey, to W. Shannon Linning and Sandra S. Linning dated August 15, 1978, and recorded August 15, 1978, in DEED Volume 1085 at Page 288, in the R.M.C. Office for Greenville County, SC.

which has the address of 21 Stonehaven Drive, Greenville, SC 29607 (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 seized 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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