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Documentary Stamps are figured on  
the amount financed: \$ 15,085.04

# MORTGAGE

THIS MORTGAGE is made this 17 day of June 1983, between the Mortgagor, Alvin L. Drake and Sarah E. Drake (Same as Sarah T. Drake)

(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-eight thousand, Nine hundred, Four and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 17, 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 20, 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 situate, lying and being in Austin Township, County of Greenville, State of South Carolina and being shown and designated as Lot No. 28 of a Suddivision known as Forrest Park, which is recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book "EE" at pages 64 and 65.

The true consideration for this conveyance is the sum of One Thousand and No/100 Dollars (\$1000.00) cash.

This is the same property conveyed by deed of Simpsonville Lumber and Supply Co, Inc. to Alvin L. Drake and Sarah T. Drake (same as Sarah E. Drake) dated September 20, 1958, recorded October 1, 1958 in volumn 607 at page 254 of the RMC Office for Greenville County, S. C.

which has the address of 121 Wilbon Cir. Simpsonville, S. C. 29681  
(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 for 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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