

GREENVILLE FILED

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# MORTGAGE

THIS MORTGAGE is made this 16th day of September, 1983, between the Mortgagor, Mark R. Basanda and Marsha T. Basanda, (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, 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 Seventy Thousand and No/100 (\$70,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 1, 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 March 1, 1984.

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 piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 311, Section V, Sheet 2 of Subdivision known as POINSETTIA, said Subdivision being situated within the corporate limits of the Town of Simpsonville, plat of said Subdivision being recorded in the RMC Office for Greenville County in Plat Book 5P at Page 34 and being more particularly shown on a plat for Mark R. Basanda prepared by Richard D. Wooten, Jr., RLS, dated September 14, 1983 said plat recorded in Plat Book 9-Z Page 96, and having, according to the latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Robinwood Drive, said iron pin lying 311.75 feet from Hillpine Drive, and running along said Drive S. 42-27 W., 120.0 feet to an iron pin, joint front corner with Lot 310; thence turning and running along joint boundary with Lot 310 N. 44-08 W., 178.97 feet to an iron pin; thence turning and running N. 42-29 E., 135 feet to an iron pin, joint rear corner with Lot 312; thence along common boundary with Lot 312 S. 39-22 E., 180.52 feet to an iron pin at the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Joseph E. Herndon, Sr. and Jennie B. Herndon recorded May 9, 1983 in Deed Book 1187 at Page 879.

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE  
 DEED TAX  
 \$ 28.00

which has the address of Lot 311, Robinwood Drive, Simpsonville, S.C., 29681 (herein "Property Address");  
 (Street) (City)  
 (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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