

# MORTGAGE

THIS MORTGAGE is made this 21st day of December 1983, between the Mortgagor, Robert W. Chrushch and Heidi Lyn Chrushch (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 Fifty-eight Thousand Five Hundred and No/100 (\$58,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 21, 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 January 1, 2014.

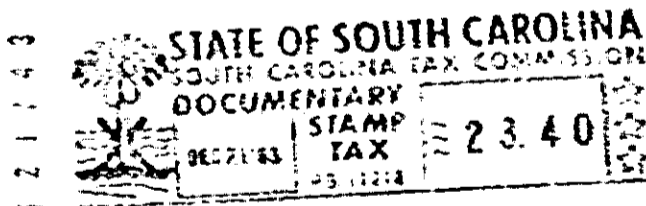
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 the State of South Carolina, County of Greenville, being known and designated as Lot 170 of a Subdivision known as Coach Hills according to a plat thereof prepared by Piedmont Engineers, Architects & Planners dated September 26, 1974 and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4X at Page 85 and according to a more recent plat entitled "Coach Hills, Lot 170, Property of Robert W. Chrushch and Heidi Lyn Chrushch" dated December 19, 1983 by Freeland & Associates the following metes and bounds:

BEGINNING at an old iron pin on the northern side of Olde Orchard Lane which point is 226.31 feet plus or minus from Coach Hills Drive and running along Olde Orchard Lane S. 85-57 W. 72.49 feet to an old iron pin; thence S. 86-53 W. 37.49 feet to an old iron pin; thence leaving said road turning and running N. 3-08 W. 149.42 feet to an old iron pin; thence turning and running N. 86-57 E. 103.99 feet to an old iron pin; thence turning and running S. 5-27 E. 148.17 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Michel J. Chapelle and Michele T. Chapelle dated December 21, 1983 and recorded in the Greenville County RMC Office in Deed Book 1202 at Page 932.

OCTO 3 DEZ 1 83



which has the address of 10 Olde Orchard Lane, Coach Hills Subdivision, Greenville (Street) (City)  
South Carolina 29615 (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 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 noted in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

085

4328-W-23