VOL 1644 PAGE 288

FILED
JAN 18 1984
Donnie S. Tankersley

MORTGAGE

Documentary Stamps are figured on the amount financed: $40,070.04.

THIS MORTGAGE is made this 28th day of October, 19 83, between the Mortgagor, Barry J. Lynch and Susan Lynch (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 Seventy-six thousand, six hundred, sixty-two and no/100---- Dollars, which indebtedness is evidenced by Borrower's note dated October 28, 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 November 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 piece, parcel, or lot of land in the City of Greenville, County of Greenville, State of South CArolina, being Lot No. 6, Block No. 5, Boyce Lawn Addition, according to revised plat of October 18, 1907, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest corner of Pettigrue Street and Boyce Avenue, and running thence along Boyce Avenue, S. 15-0 E. 126 feet one inch, to an iron pin on a ten foot alley; thence along said alley, S. 76-45 W. 71 feet 8 inches to an iron pin, corner of Lot No. 5; thence N. 15-0 E. 126 feet one inch to an iron pin on Pettigrue Street; thence along Pettigrue Street, N. 76-45 E. 71 feet eight inches to the point of beginning.

This is that same property conveyed by deed of Elizabeth C. Hendricks to Susan S. Lynch, dated 9/14/82, recorded 9/15/82, in Deed Volume 1173, at Page 878, in the R.M.C. Office for Greenville County, South Carolina.

which has the address of 414 Pettigru Street, Greenville,
[Street] [City]
SC (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.