

RE. F. SC. S. C.
30 PH '82
M. R. SLEY

MORTGAGE

THIS MORTGAGE is made this 3rd DKB day of June 1982, between the Mortgagor, Gwen K. Geanes (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").

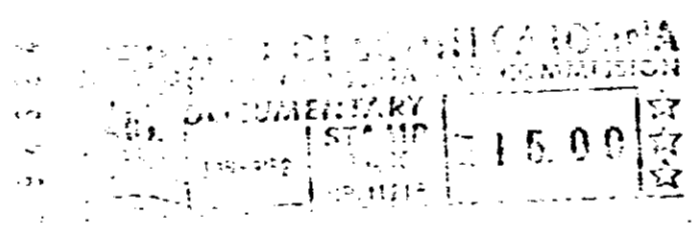
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Seven Thousand Five Hundred and No/100 (\$37,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated 3 June 1982 DKB (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on 1 June 2010

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 unit, situate, lying and being on Village Court, in the City of Greer, County of Greenville, State of South Carolina, being known and designated as Unit 13-B of The Village Townhouses No. 13, Horizontal Property Regime, as is more fully described in Master Deeds dated December 15, 1980 and recorded in Deed Book 1139, at Page 33, on December 17, 1980, and further shown on survey and plot plan entitled "Village Greer", dated July 30, 1980, prepared by R. B. Bruce, Surveyor, and recorded in the RMC Office for Greenville County, S. C., in Plat Book "7 X", at Page 39, on September 10, 1980.

The within is the identical property heretofore conveyed to the mortgagor by deed of Williams Street Development Corporation, dated 3 June 1982, to be recorded herewith. DKB

MORTGAGEE'S MAILING ADDRESS: P. O. Box 1268, Greenville, South Carolina 29602.



which has the address of Unit 13-B, Village Court, Greer, South Carolina 29651 (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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