

FILED
NOV 16 1982
Donna S. Taylor
RIAC

MORTGAGE

Documentary Stamps are figured on the amount financed: \$5229.26

THIS MORTGAGE is made this 29th day of October, 1982, between the Mortgagor, John E. Wofford and Willie Mae Wofford (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 Six thousand, eight hundred, sixty-three and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated October 29, 1982 (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, 1985

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 County of Greenville, State of South Carolina, on the southwestern side of Chesley Drive, being known and designated as Lot No. 12 as shown on plat entitled THE VILLAGE, SECTION I, dated October 13, 1972, prepared by Heaner Engineering Co., Inc., and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat book 4-R at Page 52, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Chesley Drive at the joint front corner of Lots Nos. 11 and 12 and running thence with the common line of said Lots, S. 35-06-15 W. 145.00 feet to an iron pin; thence running N. 54-53-45 W. 70.0 feet to an iron pin at the joint rear corner of Lots Nos. 12 and 13; thence running with the common line of said lots, N. 35-06-15 E. 145.00 feet to an iron pin on the southwestern side of Chesley Drive; thence running with the southwestern side of Chesley Drive, S. 54-53-45 E. 70.0 feet to the point of beginning.

This is that same property conveyed by deed of Richard E. Bishop and Gloria G. Bishop to John E. Wofford and Willie Mae Wofford, dated 12/8/75, recorded 2/2/76, in Deed Volume 1030, at Page 976, in the R.M.C Office for Greenville County, SC.

which has the address of 407 Chesley Drive Simpsonville SC 29681 (herein "Property Address");

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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