

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 5,446.55

THIS MORTGAGE is made this 14th day of February 1983 between the Mortgagor, Fred Cisson Jr. and Joann Cisson (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seven Thousand Seven Hundred Thirty Eight Dollars & Twenty Cents, which indebtedness is evidenced by Borrower's note dated February 14, 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, 1988.

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 lot of land in Greenville County, State of South Carolina, near the City of Greenville, in the Berea Community, and being known and designated as Lot 65 of a subdivision known as Westcliffe, shown on plat recorded in Plat Book YY at pages 168 and 169, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Westcliffe Way, corner of Lot 109 and running thence N.8-57 W. 290 feet to an iron pin; thence with the line of Lot 64, S. 62-18 E. 171 feet to an iron pin on the western side of Folkshire Court; thence with said Court as follows: S. 3-25 E. 45 feet to a stake; S. 23-35 E. 59 feet to a stake; thence S. 10-31 E. 60.8 feet to a stake; thence around a curve to the right, the chord of which is S. 35-15 W. 34.9 feet to a stake on Westcliffe Way; thence with said Way, S. 81-00 W. 125 feet to the beginning.

This is the same property conveyed by deed of Jo Childress to Fred Cisson Jr. and Joann Cisson, dated November 2, 1964 and recorded November 5, 1964 in the RMC Office for Greenville County in Deed Volume 761 Page 87.

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which has the address of 400 Westcliffe Way Greenville South Carolina 29611 (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.

Vertical stamp on the right margin with the number 0549.

Vertical stamp on the right margin with the number 4328 RV-21.