

FILED
GREENVILLE S.C.

MORTGAGE

MAR 14 3 54 PM '83

~~THIS~~ MORTGAGE is made this 14th day of March, 1983, between the Mortgagor, David B. Mann (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").

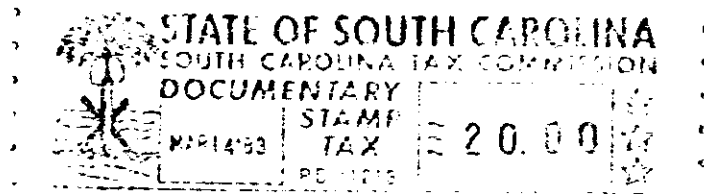
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and no/100's (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 14th, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 12th, 1983,

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 on the northern side of Edisto Street, in the City of Greenville, County of Greenville, State of South Carolina, and known and designated at Lot No. 4 of Edisto Forest Subdivision, Plat of which is recorded in the R.M.C. Office for Greenville County, in Plat Book 9F at Page 34 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Edisto Street at the joint front corner of Lots Nos. 4 and 5 and running thence along the common line of said lots N. 28-10 W. 141.38 feet to an iron pin on the line of Lot No. 6; thence running along the line of Lot No. 6 N. 56-13 E. 56-27 feet to an iron pin on the line of Lot No. 3; thence running along the common line of Lots Nos. 3 and 4 S. 28-10 E. 146.89 feet to an iron pin on Edisto Street; thence running along said street S. 61-50 W. 56 feet to an iron pin the point of beginning.

THIS being the same property conveyed to the Mortgagor by Harriette D. Wade on January 7th, 1983, and recorded in the R.M.C. Office for Greenville County in Deed Book 1180 at Page 530.



COPIED 4 MAR 14 1983 009

which has the address of Lot No. 4, Edisto Street, Greenville (Street) (City)
South Carolina, 29605 (State and Zip Code) (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.

0800

4328 RV 2