



Documentary Stamps are figured on the amount financed: \$ 5,006.04

MORTGAGE

THIS MORTGAGE is made this 3rd day of March 1983 between the Mortgagor, Anthony Sesny and Donna Sesny (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, fifty and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 3, 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 piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the southwestern side of Sugar Creek Lane, in Greenville County, South Carolina, being known and designated as Lot No. 135 as shown on a plat entitled REVISED PLAT-LOT 135, SUGAR CREEK, made by C.O. Riddle, dated January 24, 1979, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 7-E at page 38, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwesterly side of Sugar Creek Lane at the joint front corner of Lots Nos. 134 and 135 and running thence along the southwesterly side of said street, S. 30-44 E. 86.76 feet to an iron pin; thence with the curve of the southwesterly side of Sugar Creek Lane, the chord of which is S. 17-33-37 E., 84.64 feet to an iron pin; thence S. 85-00 W., 139.65 feet to an iron pin; thence N. 2-14-51 W., 54.04 feet to an iron pin; thence N. 37-18-12 W., 61.5 feet to an iron pin at the joint rear corner of Lots 134 and 135; thence along the common line of said lots, N. 59-16 E., 126.45 feet to an iron pin, the point of beginning.

The above property is the same property conveyed to the Grantors by deed of John Cothran Company, Inc., Ellis L. Darby, Jr. and M. Graham Proffitt, III, recorded May 3, 1979 in Deed Book 1101 at page 727 and is hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

This is the same property conveyed by deed of Karl B. Cornwell and Geraldine F. Cornwell unto Anthony Sesny and Donna Sesny, dated October 31, 1979, recorded October 31, 1979 in volume 1114 at page 686 of the RMC Office for Greenville County, Greenville, S.C.

which has the address of 122 Sugar Creek Lane, Greer, S.C. 29651 (City) (Street) (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.

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