

FILED  
GREENVILLE S.C.  
MAY 2 1 24 PM '83  
DONNIE S. WENSLEY  
R.M.C.

500-1204-203

# MORTGAGE

THIS MORTGAGE is made this 30th day of April 1983, between the Mortgagor, Alfred T. Wilson and Cynthia M. Wilson (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-three Thousand, Five Hundred (\$33,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 30, 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 May 1, 2013.

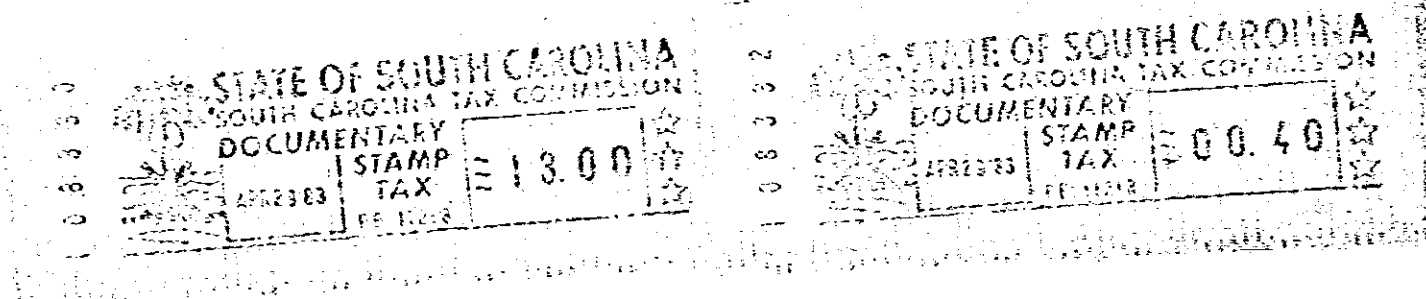
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 lot of land in the County of Greenville, State of South Carolina, on the westerly side of Vine Hill Road, being shown and designated as Lot 165, on plat of Pineforest, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQ, Pages 106 and 107, and having, according to a more recent plat entitled "Property of Brian K. Hester and Barbara Lynn Hester" by Freeland & Associates, dated June 1, 1979, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Vine Hill Road at the joint front corner of Lots 164 and 165, and running thence with the joint line of said lots, S 83-07 W 159.1 feet to an iron pin; thence N 19-12 E 165 feet to an iron pin at the corner of Lot 166; thence with the joint line of Lots 165 and 166, S 70-48 E 175 feet to an iron pin on the westerly side of Vine Hill Road; thence with the curve of Vine Hill Road, the chord of which is S 38-01 W 100.3 feet to an iron pin, the point of beginning.

DERIVATION: This being the same property conveyed to Mortgagors herein by deed of Brian K. Hester and Barbara Lynn Hester as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1187, Page 454, on May 2, 1983.

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which has the address of... Route 6, 165 Vine Hill Road, Mauldin, South Carolina, 29662 (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 seized 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.