



Documentary Stamps are figured on the amount financed: \$ 9,257.72

MORTGAGE

THIS MORTGAGE is made this 13th day of May 1983, between the Mortgagor, Hayden Stokes

(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 Sixteen Thousand-Eight Hundred sixty eight and fifty two cents Dollars, which indebtedness is evidenced by Borrower's note dated May 13, 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 June 1, 1992

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 in Chick S prings Township, Greenville County, South Carolina being known and designated as Lot 18 on a plat of T. T. Link Property, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book W. at page 61, and having according to a more recent plat of Property of Hayden O. Stokes, dated December 26, 1968 prepared by C. O. Riddle ALS, the following metes and bounds:

BEGINNING on the western side of Linnet Drive, formerly Link Street, at an old Iron pin and running thence along a line of lot 17, N.83-15 W. 166.7 feet to a fence post; thence S. 6-42 W. 81 feet to an old iron pin; thence S. 83-15 E. 166.9 feet to an old iron pin on the edge of Linnet Drive, thence along the western edge of Linnet Drive, N. 6-34 E. 81 feet to the beginning corner and being the same property conveyed to J W. Stokes by E. E. Stokes by a deed dated December 22, 1948, and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 368, at page 149.

DERIVATION CLAUSE: This is the same property conveyed by deed of J. W. Stokes to Hayden O. Stokes, dated 12-31-68, recorded 12-31-68, in volume 859 at page 39. of the R. M. C. Office for Greenville County, S. C.

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which has the address of 9 Linnet Street Greenville S. C. 29609 (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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