



MORTGAGE

THIS MORTGAGE is made this 12th day of May, 1983, between the Mortgagor, Calvin T. and Lois W. Vick (same as Lois A.) (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 five thousand six hundred thirty-seven and 96/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 12, 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, 1986;

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:

CALVIN T. VICK AND LOIS W. VICK, their heirs and assigns forever:

All that certain lot of land in Greenville County, State of South Carolina on the southern side of Guyton Street, near the City of Greenville being shown as Lot 139 on a plat of Heritage Hills recorded in Plat Book YY, at Page 187, and described as follows:

Beginning at an iron pin on the southern side of Guyton Street at the corner of Lot 138 and running thence with the southern side of said Street N. 70-07 E. 69 feet and N. 70-24 E. 41 feet to an iron pin in the corner of Lot 140; thence with the line of said lot S. 8-16 E. 171.7 feet to an iron pin in line of Lot 142 and 143 S. 54-22 W. 95 feet to an iron pin in the corner of Lot 138 thence with the line of said lot N. 15-10 W. 194.9 feet to the beginning corner; being the same property conveyed to the grantors herein by deed recorded in Deed Book 925, Page 102.

Subject to existing easements, restrictions and rights-of-way upon or affecting property.

This is the same property conveyed by deed of Jerry Steele and Mary Jane Steele dated October 2, 1972 recorded October 4, 1972 in the RMC Office for Greenville County in Volume 957, at Page 111. Deeded to Calvin T. Vick and Lois W. Vick.

SC10
-----3 JUN 21 83
094

which has the address of 10 Guyton Street Greenville, South Carolina (herein "Property Address");
[Street] [City] [State and Zip Code]

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.

4328-11-2