



MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 6,431.60

THIS MORTGAGE is made this 7th day of June 19.83., between the Mortgagor, John Bernard Caffry (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 Nine thousand, thirteen and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 7, 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 20, 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, situate, lying and being in the State of South Carolina, County of Greenville and being a portion of Lot No. 41 on plat of Marsmer, Inc. recorded in Plat Book P, Page 5, and being known and designated as Lot No. 2 on plat of property of M.C. Mullikin, recorded in plat book EE, page 83 in the RMC Office for Greenville, South Carolina and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of North Garden Circle at the joint front corner of Lots 1 and 2 and running thence S 80-48 W 66.2 feet to an iron pin; thence N 8-57 W 192.2 feet to an iron pin; thence N 80-48 E 66.2 feet to the joint rear corner of Lots 1 and 2; thence S 8-57 E 192.2 feet to the point of beginning.

THIS is the same property inherited by the Grantor by the intestate deaths of Melvin A. Gunter and Newana C. Gunter found in Apartment 1451, File 30 and Apartment 1452, File 1 in the Probate Office for Greenville County, South Carolina.

This is that same property conveyed by deed of Robert M. Gunter to John Bernard Caffry, recorded February 23, 1978, in volume 1074 at page 95 of the RMC Office for Greenville County, SC.

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which has the address of 18 North Garden Circle, Greenville, S.C. 29615 (Street) (City) (herein "Property Address"); (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 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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