

FILED  
GREENVILLE CO. S. C.  
JUL 22 12 41 PM '83  
DONNIE S. TANKERSLEY  
R.H.C.

# MORTGAGE

THIS MORTGAGE is made this 22 day of July 1983, between the Mortgagor, John T. Snipes and Diane K. Snipes (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK F.S.B., 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 One Hundred Fifty Thousand and No/100 (\$150,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 22, 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 August 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 piece, parcel or lot of land, situate, lying and being in Butler Township, Greenville County, South Carolina, being shown as Lot No. 11 on a plat of ASHETON, SHEETS ONE AND TWO, made by Piedmont Surveyors, dated September 3, 1981, recorded in the RMC Office for Greenville County, SC in Plat Book 8-P, pages 84 and 85, reference to which plat is hereby craved for the metes and bounds thereof.

This conveyance is made subject to all rights of way, easements, conditions, public roads, setback lines 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 to the Mortgagors herein by general warranty deed of Lanford Company, Inc. on July 22, 1983 and recorded in the RMC Office for Greenville County in Deed Book 1192 at Page 844.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
\$ 60.00

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JUL 22 1983 1454

which has the address of Lot 11, Asheton Way Simpsonville SC 29681 (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.

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