

FILED
GREENVILLE S.C.
JUL 29 3 53 PM '83
DONNIE S. LINDLEY-SLEY
R.M.C.

BOOK 161S PAGE 468

MORTGAGE

THIS MORTGAGE is made this 29th Jr. day of July,
1983, between the Mortgagor, James P. LaCoste/ and Cynthia F. LaCoste
(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 Sixty Thousand and No/100
(\$60,000.00) Dollars, which indebtedness is evidenced by Borrower's note
dated July 29, 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, with the improvements thereon,
situate, lying and being in Greenville County, State of South Carolina,
and being known as Lot 59 of Section F of Gower Estates as shown on
a plat entitled "Property of Jim LaCoste", prepared by Freeland and
Associates, dated July 8, 1983, and recorded in the RMC Office for
Greenville County, South Carolina in Plat Book 9-V at Page 96,
and having, according to said plat, the following metes and bounds,
to-wit:

BEGINNING at an iron pin on the easterly side of Aldridge Drive at
the joint front corner of Lot 59 and Lot 58 and running with Aldridge
Drive N. 19-54 W. 115.0 feet to an old iron pin at the joint front
corner of Lot 59 and Lot 60; thence turning and running N. 70-06 E.
180.0 feet to an old iron pin; thence turning and running S. 19-54
E. 115.0 feet to a new iron pin; thence turning and running S. 70-06
W. 180.0 feet to an old iron pin, the point of beginning.

This is the same lot of land conveyed unto the Mortgagors herein by
Deed of Jean Seybt Bryson, dated July 29, 1983, of record in the
RMC Office for Greenville County, South Carolina, in Deed Book 1193
at Page 370.

RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA
ON JULY 29, 1983 AT 2:24 P.M.

which has the address of 120 Aldridge Drive Greenville
S. C. 29607 (herein "Property Address");
(State and Zip Code)

400 9 51081A01

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-
ments 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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