

MORTGAGE

THIS MORTGAGE is made this 27th day of June 1983, between the Mortgagor, Leah Arbelle H. Roach (same as Arbelle H. Roach) (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 Four Thousand Seven Hundred Five Dollars & Forty Four Cents Dollars, which indebtedness is evidenced by Borrower's note dated June 27, 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 July 1, 1987.

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: on the Old White Horse Road (now Washington Avenue); said lot being known and designated as the Western portion of Lot No. 16 on plat of property of Looper-Youn property according to a plat made by Garrett & Dill, recorded in the RMC Office for Greenville County in Plat Book F, at page 48 and having the following metes and bounds, to wit:

Beginning at an iron pin at the joint corner of Lots 15 and 16 on Link Street and running thence along said street, N. 21-30 W. 50 feet to an iron pin; running thence N. 69-00 E. 150 feet to an iron pin; running thence S. 21-30 East 50 feet to an iron pin; running thence S. 69-00 W. 150 feet to the beginning corner and being the Western portion of Lot No. 16.

This is that same property conveyed by deed of W.P. & Mae Belle L. Morris to Arbelle H. Roach, dated 9-8-61, recorded 9-15-61, in volume 682 at page 84 of the RMC Office for Greenville County.

which has the address of 9 Link Street Greenville, South Carolina 29611 (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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