FILED

## **MORTGAGE**

THIS MORTGAGE is made this	1.stday of September,
19.83, between the Mortgagors Donald E.	Franklin and Susan R. Franklin
AMERICAN FEDERAL BANK, FSB	a corporation organized and existin
under the laws of THE UNITED STATES OF STREET, GREENVILLE, SOUTH CAROLIN	F AMERICA whose address is 101 EAST WASHINGTO: (A (herein "Lender").

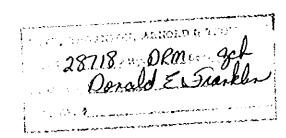
To Secure to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land situte, lying and being in the State of South CArolina, County of Greenville, being known and designated as Lot No. 50 of a subdivision known as Sedgefield Villas Townhomes according to a plat thereof dated August 11, 1983, prepared by Freeland and Associates and recorded in the R.M.C. Office for Greenville County in Plat Book 9-W at Page 26, and having such metes and bounds as sown thereon.

The fee title to the above lot is bounded by other lots and/or common property which has not been dedicated or accepted by the public and the fee title to said lot as shown on said recorded plat of Sedgefield Villas Townhomes as abutting upon such common property has been conveyed to the Sedgefield Villas Townhomes Association, Inc. for the common enjoyment of all of the residents in Sedgefield Villas Townhomes as evidenced by deed recorded in the R.M.C. Office for Greenville County, South Carolina, on September 15, 1983, in Deed Volume 1196 at Page 654.

This is a portion of the property conveyed to the mortgagors by deed of Fred J. Mappus, Jr., et al, recorded on June 13, 1973 in Deed Book 976 at page 704 in the RMC Office for Greenville County.

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which has the address of	Unit 50 Sedgefield, Taylors.,	\$ <b>, . C ,</b>
	4.11 113	

....29.687......(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.

SOUTH CAROLINA -- 1 to 4 Family 6.75 FNMA/FHLMC UNIFORM INSTRUMENT

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