



MORTGAGE

BOOK 1628 PAGE 296
Documentary Stamps are figured on
the amount financed: \$ 16,148.84

THIS MORTGAGE is made this 19th day of August 1983 between the Mortgagor, Jerry A. Stargel and Wilola Stargel (same as Jerry Arnold Stargel) (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 Thirty Thousand Nine Hundred Eighteen and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 19, 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 20, 1993.

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 lot of land in Greenville County, State of South Carolina, situate on the Southern side of Patti Drive, being known and designated as Lot 11 on plat of Staunton Heights, recorded in Plat Book RR at page 167 and having the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Patti Drive at the joint front corner of Lots 10 and 11 and running thence with the line of Lot 10, S. 13W. 204.5 feet to an iron pin; thence N. 81-46 W. 80.24 feet to an iron pin at the rear corner of Lot 12; thence with the line of Lot 12, N. 13 E. 211 feet to an iron pin on the Southern side of Patti Drive; thence with the Southern side of Patti Drive, S. 77 E. 80 feet to the point of Beginning.

This is that same property conveyed by deed of M. G. Thruston unto Jerry Arnold Stargel and Wilola Stargel dated November 10, 1964 and recorded November 11, 1964 in Deed Volume 761 at Page 319 in the RMC Office for Greenville County, SC.

which has the address of 23 Patti Drive Greenville
(Street) (City)
SC 29611 (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.

