



MORTGAGE

Documentary charges are figured on the amount advanced \$10,000.00

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THIS MORTGAGE is made this 7th day of November 1983 between the Mortgagor, Robert G. Sargent and Alice F. Sargent (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 Nineteen Thousand Three Hundred Sixty Six and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 7, 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 November 15, 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 piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the northwestern side of Kenilworth Drive being shown and designated as Lot No. 11 of Section 4 on Plat of Wellington Green, prepared by Piedmont Engineers and Architects, dated October 2, 1968, recorded in Plat Book WW at Page 36 and being described, according to said plat, more particularly, to-wit:

BEGINNING at an iron pin on the northwestern side of Kenilworth Drive at the joint front corner of Lots 11 and 12 and running thence with the common line of said lots N. 48-16 W. 117.25 feet to a point on a creek; thence along said Creek N. 58-25 E. 110 feet; thence continuing along said creek N. 36-13 E. 55 feet to a point at the joint rear corner of Lots 10 and 11; thence along the common line of said lots S. 45-07 E. 95.25 feet to an iron pin at the joint front corner of said lots on the northwestern side of Kenilworth Drive; thence along said drive S. 44-55 W. 100 feet to an iron pin; thence S. 41-20 W. 55 feet to an iron pin, the point of beginning.

This is that same property conveyed by deed of Dorothy M. Sanford to Robert G. Sargent and Alice F. Sargent dated June 26, 1979 and recorded July 13, 1979 in Deed Volume 1106 at Page 648 in the RMC Office for Greenville County, SC.

which has the address of 1008 Kenilworth Drive Greenville SC 29615 (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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