

**MORTGAGE**

Documentary Stamps are figured on the amount financed, \$ 2056.84.

THIS MORTGAGE is made this 3rd day of November 1983, between the Mortgagor, Grover Mansell and Annie Mae Mansell (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 Two Thousand Five Hundred Twenty Seven dollars and 56/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 3, 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 5, 1986

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 in Greenville Township, Greenville County, State of South Carolina, in West Greenville, being known and designated as Lot No. 4 of a subdivision of the property of MINNIE B. CHRISTOPHER as shown on plat thereof recorded in the RMC Office for Greenville County, S. C., in Plat Book U at page 113, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwest corner of the intersection of Doe Street and Bob Street and running thence along the north side of Doe Street, N. 66-47 W., 59 feet to an iron pin at the corner of Lot No. 5; thence along the line of that lot, N. 23-58 E., 62.7 feet to an iron pin in line of Lot No. 3; thence along the line of that lot, S. 61-23 E., 59.2 feet to an iron pin at the corner of Lot No. 3 on the west side of Bob Street; thence along the line of Bob Street, S. 23-58 W., 57 feet to the beginning corner.

This is that same property conveyed by deed of Minnie B. Christopher to Grover Mansell dated August 24, 1948 and recorded August 25, 1948 in deed Volume 357 at Page 84 in the Greenville RMC Office for Greenville County, SC.

This is also that same property conveyed by deed of Grover Mansell to Annie Mae Mansell (1/2 undivided interest) dated March 22, 1979 and recorded March 23, 1979 in deed Volume 1099 at Page 139 in the Greenville RMC Office for Greenville County, SC.

which has the address of 29 Doe Street Greenville SC 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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