



# MORTGAGE

Documentary Stamps are figured on the amount loaned: \$10,058.04.

THIS MORTGAGE is made this 7th day of November 1983, between the Mortgagor, H.S. Kistler and Evelyn B. Kistler (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 Ten thousand Seven hundred and seventy seven dollars and 26/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 7th, 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 May 9th, 1984.

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 in the State of South Carolina, County of Greenville, being known and designated as Lot No. 10 and a portion of Lot 11 of Block B, on plat of Mayfair Estates, Chick Springs Township, recorded in Plat Book S at Page 72-73 in the R. M. C. Office for Greenville County and having according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Edwards Road at joint front corner of Lots 9 and 10, Block B, and running thence with the line of Lot 9 N. 60-48 W. 150 feet to an iron pin; thence S. 29-12 W. 75 feet to an iron pin in line of Lot 11; thence in a new line through Lot 11 S. 60-48 W. 150 feet to an iron pin on the western side of Edwards Road; thence with said Edwards Road N. 29-12 E. 75 feet to the beginning corner.

Being the same property conveyed to the grantor by deed recorded in Deed Book 563 at page 377.

This is that same property conveyed by deed of Morris F. Smith to H.S. Kistler and Evelyn B. Kistler, dated 3-5-57, recorded 3-5-57, in Volume 572, at Page 271, in the R.M.C. Office for Greenville County.

GC10  
3 DE 14 83

which has the address of 4105 Edwards Road Taylors, S.C. 29687 (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 noted in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

