

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 7056.84 .

THIS MORTGAGE is made this 6th day of December 19 83, between the Mortgagor, C. W. Winchester, Jr. and C. W. Winchester, III (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB, 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 Thirteen thousand, four hundred, thirty and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 6, 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 December 10, 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 of lot of land in Greenville County, State of South Carolina, on the southern side of Gilman Avenue near the city of Greenville, being shown as Lot No. 8 on a plat of Greenfields recorded in the R.M.C. Office for Greenville County, South Carolina and described as follows:

BEGINNING at a stake on the southern side of Gilman Avenue 236 feet west from Old Augusta Road, and running thence S. 7-54 E. 89.2 feet to a stake; thence S. 11-00 E. 66 feet to a stake at corner of Lot No. 10; thence with the line of said lot S. 88-35 W. 68.3 feet to a stake at corner of Lot No. 9; thence with the line of said lot N. 10-22 W. 147.1 feet to a stake on Gilman Avenue; thence with the southern side of said avenue N. 82-06 E. 70 feet to the beginning corner.

This is that same property conveyed by deed of Connie Preston Bowling and Joyce S. Bowling to C. W. Winchester, Jr. and C. W. Winchester, III, in Deed Volume 1199, at Page 920, dated and recorded 11/4/83, in the R.M.C. Office for Greenville County, SC.

which has the address of 15 Gilman Ave, Greenville, SC 29605 (Street) (City) (State and Zip Code) (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 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.

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