

Mortgagee's Address: 101 East North Street, Greenville, S. C.

FILED MORTGAGE  
GREENVILLE, S.C.

VOL 1882 PAGE 597

SEP 20 4 00 PM '84

THIS MORTGAGE is made this 19th day of September, 1984, between the Mortgagor, Charles W. Winchester, III and C. W. Winchester, Jr. (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").

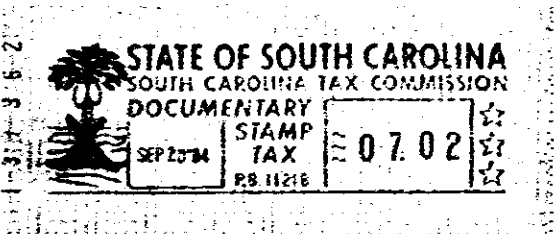
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Three Thousand, Three Hundred Eighty-Six and 80/100 (\$23,386.80) Dollars, which indebtedness is evidenced by Borrower's note dated December 16, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 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 in Gantt Township, County of Greenville, State of South Carolina, being known and designated as Lot No. 12 on a plat of the property of Zet Smith, said Subdivision being known as "Smith Heights": saidd plat being made by C. O. Riddle, Surveyor, April, 1953, and being recorded in the RMC Office for Greenville County in Plat Book "BB", at Page 147, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Zet Court, joint front corner of Lots Nos. 12 and 11, and running thence with the common line of said lots, S. 39-49 E. 152.3 feet to an iron pin, joint rear corner of Lots Nos. 12 and 11; thence running with the rear line of lot No. 12, S. 34-27 W. 72.7 feet to an iron pin, joint rear corner of Lots Nos. 12 and 13; thence with the common line of Lots Nos. 12 and 13, N. 39-49 W. 172 feet to an iron pin on the Southwestern side of Zet Court, joint front corner of Lots Nos. 12 and 13; thence running with the Southwestern side of Zet Court, N. 50-11 E. 70 feet to an iron pin, joint front corner of Lots Nos. 12 and 11, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of Edna Mae Bluford dated August 22, 1984 and recorded in Deed Book 1220 at Page 25 on August 23, 1984.



which has the address of 301 Summit Drive Greenville, SC 29609 (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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