Documentary Stamps are figured on the amount financed: \$ 6,006

MORTGAGE

THIS MORTGAGE is made thi	16th	day of
19.83, between the Mortgagor, Mar	ctin J. and Der	ise. Wardle
AMERICAN FEDERAL SAVINGS	AND LOAN ASSOCI	day of
under the laws of SOUTH CA	ROLINA	, whose address is 191 LAST MASHINGTON
STREET, GREENVILLE, SOUTH	CAROLINA	(herein "Lender").
WHEREAS, Borrower is indebted		al sum of Eight. thousand, four hundred, eight

teen dated. May. 16, .. 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. 1, 1988......

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 State of South Carolina:

ALL that piece, parcel or lots of land lying in the State of South Carolina, County of Greenville, shown as Lot 58 and 59 on plat of Edwards Forest, Block C, recorded in Plat Book BB at page 181 and having such courses and distances as will appear by reference to said plats.

The above conveyance is subject to all rights of way, easements and protective convenants affection same appearing upon the public records of Greenville County, including, but not limited to, a 25 ft sewer right of way which crosses the rear portion of this property.

This being the same property conveyed to the grantors by deed of Kenneth L. Frady and Nelda H. Frady recorded in the RMC Office of Greenville County, S.C., on August 28, 1975 in Deed Book 1023 at Page 345.

This is that same property conveyed by deed of Wagner and Baldauf to Martin J. and Denise Wardle, dated June 15, 1982, recorded June 16, 1982, in volume 1168 at page 699 of the RMC Office for Greenville County, S.C.

which has the address of .. 104 Indian Trail, Taylors, S.C. 29687(herein "Property Address"); (State and Zip Code)

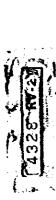
To Have and to Hold unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all 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.

SOUTH CAROLINA-1 to 4 Family 6, 75 ENMA/FRIME UNIFORM INSTRUMENT mem # 12-14:587-16 \$6006 44

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