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BOOK 1588 PAGE 656

# MORTGAGE

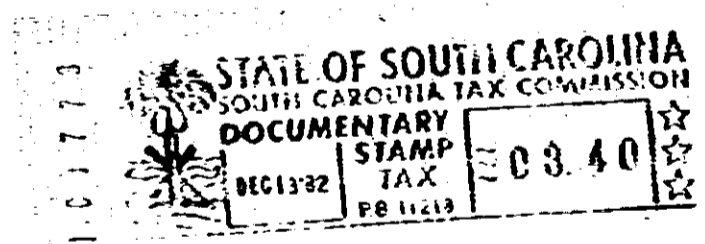
THIS MORTGAGE is made this 8th day of December, 1982, between the Mortgagor, J. Mack Waters, Jr. and Eloise M. Waters (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty One Thousand and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 8, 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, 2003

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 unit of land lying in the State of South Carolina, County of Greenville, being known as Unit No. c, Building No. Two (2) of Sugar Creek Villas Horizontal Property Regime, as is more fully described in Declaration (Master Deed) dated September 15, 1980, recorded in Deed Book 1133 at pages 365 through 436, inclusive, and survey and plot plan recorded in Plat Book 7 X at page 40, as amended by First Amendment to Declarations (Master Deed) of Sugar Creek Villas Horizontal Property Regime, recorded in Deed Book 1143 at pages 305 through 319, inclusive, and amended plat and plot plan being recorded in Plat Book 7 X at page 79.

Being the same property conveyed by Cothran and Darby Builders, Inc. by deed recorded in Deed Book 1164 at page 335 on March 25, 1982.



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which has the address of G-2 Sugar Creek Villas, Greer, S.C. 29651 (Street) (City)  
..... (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.

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