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GREENVILLE
APR 7 11 16 AM '83
DONNIE S. ...
R.M.C.

MORTGAGE

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THIS MORTGAGE is made this 7th day of April, 1983, between the Mortgagor, Robert Gage, Jr. and Dinah Cisson (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 Thirty-nine Thousand Six Hundred and 00/100 (\$39,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 7, 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, 2013.

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, with all buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville on the southeastern side of Cammer Avenue being a portion of Lots 39 and 13 on a plat of the property of G. F. Cammer made by R. E. Dalton, Engineer, dated February, 1923 as revised and recorded in the RMC Office for Greenville County in Plat Book L, Page 115 and a more recent plat of Robert Gage, Jr. and Dinah Cisson prepared by Carolina Surveying Co. dated April 5, 1983 and recorded in the RMC Office for Greenville County in Plat Book 9-P, Page 21, and having according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Cammer Avenue and running thence S. 36-24 E., 217.5 feet to an iron pin; thence S. 53-36 W., 40.8 feet to an iron pin; thence N. 47-55 W., 208.0 feet to an iron pin on Cammer Avenue; thence with said Cammer Avenue N. 40-47 E., 5.8 feet to an iron pin on Cammer Avenue; thence still with said Cammer Avenue N. 44-17 E., 76.85 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors herein by Deed of Larry Douglas Wynn and Dorinda Love Wynn, as recorded in the RMC Office for Greenville County in Deed Book 1100, Page 163, recorded April 18, 1983.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
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which has the address of 23 Cammer Avenue Greenville, South Carolina (herein "Property Address");
(Street) (City)
(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 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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