

MORTGAGE

Documentary Stamps are figured on the amount financed: \$ 9,407.22

VOL 1642 PAGE 411

THIS MORTGAGE is made this 25th day of October 1983, between the Mortgagor, Roger D. Bennett and Cheryl B. Bennett (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 Twelve Thousand Four Hundred Ten Dollars & Eighty Eight Cents Dollars, which indebtedness is evidenced by Borrower's note dated October 25, 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 November 15, 1987

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:

AND that certain piece, parcel of lot of land, situate, lying and being on the southeastern corner of the intersection of Lynchburg Drive and Vicksburg Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot 6 on Final Plat of Richmond Hills, Section 4, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book JJJ, at Page 81, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the southeastern side of Lynchburg Drive at the joint front corner of Lots 6 and 7 and running thence along the joint line of said lots S. 60-45 E. 150 feet to a point; thence S. 29-15 W. 131.5 feet to a point on the northeastern side of Vicksburg Drive; thence along Vicksburg Drive N. 64-10 W. 125.5 feet to a point; then following the curve of the intersection of Vicksburg Drive and Lynchburg Drive, the cord of which is N. 16-56 W. 34.2 feet, to a point on the southeastern side of Lynchburg Drive; thence following the said Lynchburg Drive N. 29-15 E. 115.3 feet to point of beginning. This property is subject to existing easements, restrictions and rights-of-way upon or affecting said property.

This is the same property conveyed by deed of Lloyd W. Gilstrap to Roger Dale Bennett and Cheryl Bennett, dated July 30, 1971 and recorded July 30, 1971 in the RMC Office for Greenville County in Deed Volume 921 at Page 456.

which has the address of 26 Lynchburg Drive Greenville, South Carolina 29611 (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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