

REC'D
S. C.
MAY 19 1982
S. C. DEPT. OF REVENUE
COLUMBIA

BOOK 1570 PAGE 562

MORTGAGE

THIS MORTGAGE is made this 21st day of May, 1982, between the Mortgagor, Michael E. Hanna and Nydia R. Hanna (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Eight Thousand Eight Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 21, 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 May 1, 2012

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 certain piece, parcel or lot of land, with buildings and improvements thereon, lying and being on the Northerly side of East Woodburn Drive near the City of Greenville, S. C., being known and designated as Lot No. 49 and also a portion of Lot 50 on a plat entitled "SEVEN OAKS", as recorded in the RMC Office for Greenville County, S. C., in Plat Book 4R, at Page 6, and being also shown on a survey for Jacques A. Pineau dated May 1, 1979, prepared by Carolina Surveying Company and recorded in Plat Book 5N at Page 35, and having, according to said later plat, metes and bounds as shown thereon.

This being the same property acquired by the Mortgagors by deed of Obie O. Mason and Carol B. Mason of even date to be recorded herewith.

RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF SOUTH CAROLINA
COLUMBIA
MAY 21 1982
STAMP
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which has the address of 3 E. Woodburn Drive, Taylors (Street) (City)
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.

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