

S. C.

MAY '82

SLEY

# MORTGAGE

1572-422

THIS MORTGAGE is made this 10th day of June, 1982, between the Mortgagor, Danny E. Steadman and Sandra S. Steadman

(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 Thirty Thousand and No/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 10, 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 June 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 piece, parcel or lot of land, situate, lying and being in Greenville County, State of South Carolina, on the Southeastern side of Fernande Drive and being known and designated as Lot 33 on "Revised Map No. 2 Verdin Estates", recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 6H at Page 48, and having, according to said plat, the following metes and bounds:

Beginning at a point on the Southeastern edge of Fernande Drive, and running thence along a line of Lot 32, S. 59-57 E., 150 feet to a point; thence along a line of property of Juster Enterprises, S. 30-03 W., 120 feet to a point on a 50-foot road, N. 59-57 W., 125 feet to a point; thence along the Southeastern intersection of said 50-foot road and Fernanded Drive, N. 14-57 W., 35.35 feet to a point on the Southeastern edge of Fernande Drive; thence along the Southeastern edge of Fernande Drive, N. 30-03 E., 95 feet to the beginning corner.

This being the same property conveyed unto mortgagors by deed of Merrill Lynch Relocation Management, Inc. recorded in Deed Book 1168, at Page 462, on June 11, 1982.

AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION  
GREENVILLE, SOUTH CAROLINA  
1200

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1 JUN 11 1982  
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THE WITHIN MORTGAGE IS MODIFIED BY THE TERMS AND CONDITIONS OF THE ATTACHED ADJUSTABLE RATE MORTGAGE LOAN RIDER WHICH IS ATTACHED HERETO AND MADE A PART OF THIS MORTGAGE INSTRUMENT

which has the address of 109 Fernande Drive, Mauldin, South Carolina 29662,  
(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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