



Documentary Stamps are figured on the amount financed: \$ 10,060.00

MORTGAGE

BOOK 1591 PAGE 816

THIS MORTGAGE is made this 20th day of December 19.82., between the Mortgagor, Jimmy L. Hannon and Sherrie G. Hannon (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 Ten Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 20, 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, 1993

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 and lot of land, situate, lying and being in the State of South Carolina, County of Greenville, at the southeastern corner of the intersection of Williamsburg Drive and Frederick Street, being shown and designated as all of LOT NO. 33 on a plat of JAMESTOWN ESTATES, SECTION 2, recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book 4-X page 68, reference to said plat is hereby pleaded for a more complete description as to metes and bounds.

This conveyance is made subject to all restrictions, easements, roadways and rights of way and zoning ordinances if any, affecting the above described property.

This is that same property conveyed to Grantor by deed of Ratterree-James Insurance Agency, Inc. recorded March 12, 1976, in RMC Office in Deed Book 1032 at Page 898.

This is the same property conveyed by Deed of Jimmy L. Hannon and Sherrie L. Hannon, by deed dated September 25, 1976 and recorded September 27, 1976 in the RMC Office for Greenville County, S.C., in Volume 1043 Page 481.

This is the same property conveyed by deed of Raymond Gary Smith to Jimmy L. Hannon and Sherrie L. Hannon, dated September 25, 1976 and recorded September 27, 1976, in Deed Book 1043, at Page 481, in the RMC Office for Greenville County, South Carolina.

which has the address of Route 47, Jamestown Estate Greer, SC 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 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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