

FILED  
GREENVILLE, S.C.

BOOK 1593 PAGE 55

JAN 27 4 34 PM '83

# MORTGAGE

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 27th day of January, 1983, between the Mortgagor, STEVEN MICHAEL MATHIS (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 Fifty-Two Thousand and No/100- (\$52,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 27th, 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 July 1, 2003.

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 the State of South Carolina, County of Greenville, and being shown on a Plat entitled "Survey for Steven M. Mathis," prepared by Jeffery M. Plumblee, Surveyor, on January 25, 1983, and being recorded in the RMC Office for Greenville County, SC, in Plat Book 9-V, at Page 46, recorded on January 27, 1983. Reference is craved to said plat for a more complete description.

Derivation: Daisy Batson Robertson, Deed Book 971, at Page 806, recorded on April 19, 1973.

SOUTH CAROLINA  
REVENUE TAX COMMISSION  
PROPERTY TAX STAMP  
JAN 27 1983  
\$ 20.90

which has the address of State Park Road, Travelers Rest, SC 29690 (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 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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