

101 E. Washington  
Greenville, S.C.

FILED  
GREENVILLE CO. S. C.  
FEB 28 12 31 PM '83

# MORTGAGE

BOOK 1595 PAGE 954

DONNIE S. TANNERSLEY  
R.M.C.

THIS MORTGAGE is made this 28 day of February 1983, between the Mortgagor, EUGENE H. WARNER and MAUREEN L. WARNER

(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").

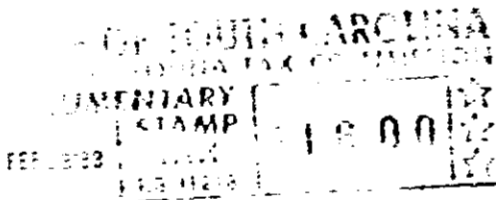
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY THOUSAND and NO/100 (\$40,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 28, 1983 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2013

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 situate, lying and being in the County of Greenville, State of South Carolina being shown and designated as Lot 163, on a plat of POWDERHORN, Section 3, recorded in the RMC Office for Greenville County in Plat Book 7C, Page 4, and having, according to a recent plat of property of Eugene H. Warner and Maureen L. Warner, prepared by R. B. Bruce, R.L.S., dated February 24, 1983, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Manassas Drive, at the joint front corner of Lots 162 and 163 and running thence with the southerly side of Manassas Drive N. 79-28 E. 80.0 feet to an old iron pin at the joint front corner of Lots 163 and 164; thence with the joint line of said lots S. 10-32 E. 118.7 feet to an iron pin; thence S. 81-32 W. 80.05 feet to an iron pin at the joint rear corner of Lots 162 and 163; thence with the joint line of said lots N. 10-32 W. 115.8 feet to the beginning corner.

This being the same property conveyed to the Mortgagors herein by deed of Robert E. Barr and Aileen C. Barr, dated February 24, 1933, to be recorded herewith.



which has the address of 302 Manassas Drive, Simpsonville (City) S.C. 29681 (State and Zip Code) (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 (for 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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