



Documentary Stamps are figured on the amount financed: \$ 5,056.04

MORTGAGE

THIS MORTGAGE is made this 4th day of March 19. 83, between the Mortgagor, David E. Mummery and Beryl Mummery (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 Six Thousand Two Hundred Eighty-Five and 24/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 4, 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 3-15-86;

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 on the Western side of Long Point Way near Mauldin, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 73 of a subdivision known as Holly Tree Plantation, Plat of which is recorded in the RMC office for Greenville County in Plat Book 4-X at Pages 32 through 37, inclusive, and according to said plat has the following metes and bounds, to-wit:

BEGINNING at a point on the Western side of Long Point Way at the joint front corner of Lots Nos. 72 and 73 and running thence with the joint line of said lots N. 26-32 W., 274.47 feet to a point; thence N. 26-32-19 W., 30 feet to a point; thence S. 86-04-25 E., 51.22 feet to a point; thence S. 17-31-48 E., 40 feet to a point; thence S. 64-46 E., 135.19 feet to a point on the Western side of Long Point Way; running thence along the western side of Long Point Way S. 15-58-00 W., 180.00 feet to the point of beginning. This is that same property conveyed by deed of Lloyd E. Kessler and Patricia G. Kessler to David E. E. & Beryl Mummery dated 6-2-80 and recorded 6-2-80 in Deed Vol. 1126 at Page 872 in the RMC office for Greenville County, SC.

which has the address of 104 Long Point Way, Simpsonville, SC 29681 (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 (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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