

FILED  
GREENVILLE S.C.

MAY 9 10 55 AM '83

# MORTGAGE

BOOK 1605 PAGE 789

JOHNIE S. HENDERSON  
R.M.C.

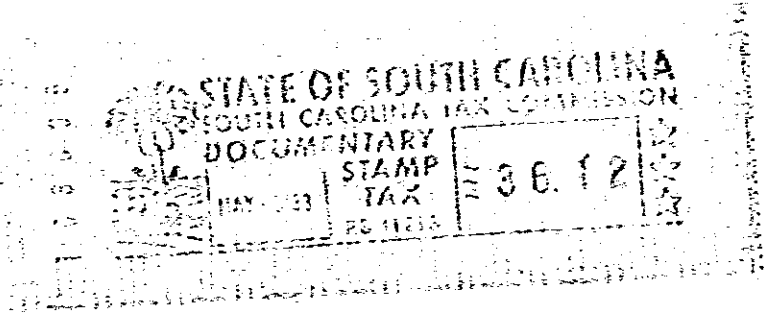
THIS MORTGAGE is made this 27th day of April 1983, between the Mortgagor, Lanford Company, Inc., (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety Thousand Three Hundred and No/100 (\$90,300.00) Dollars, which indebtedness is evidenced by Borrower's note dated even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on six months from date

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 with all improvements thereon situate, lying and being on the northwestern side of Loblolly Lane in the Town of Mauldin, County of Greenville, State of South Carolina and being known and designated as Lot 4, of Section V of Forrester Woods as shown on a plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book 8P at Page 100, reference being had to said plat for a more complete metes and bounds description.

This is the same property heretofore conveyed to the Mortgagor herein by deed of Joel F. Lanford and Rebecca M. Lanford dated April 27, 1983 and recorded in the R.M.C. Office for Greenville County even date herewith.



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which has the address of Loblolly Lane Mauldin (City), S. C. (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.

4.00CD