

FILED
MAY 30 1983
Dennie S. Tankersley

BOOK 1608 PAGE 942
Documentary Stamps are figured on
the amount financed: \$ 20,192.54

MORTGAGE

THIS MORTGAGE is made this 6th day of May 1983, between the Mortgagor, Thomas P. McNamee and Marcia A. McNamee (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 Twenty Eight Thousand Thirty Eight and 60/100 (\$28,038.60) Dollars, which indebtedness is evidenced by Borrower's note dated May 6, 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 May 1, 1988.

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 lying in the State of South Carolina, County of Greenville, shown as Lot 132 on plat of Devenger Plae, Section 5, recorded in Plat Book 6 H at page 73 and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Rosebud Lane at the joint front corner of Lot Nos. 131 and 132 and running thence with the common line of said lots, S. 9-08 E. 150 feet to an iron pin at the joint rear corner of said lots; thence turning and running N. 80-52 E. 131.5 feet to an iron pin at the corner of this lot and property now or formerly of Greer; thence turning and running along the common line N. 22-03 W. 153.9 feet to an iron pin on the southern side of Rosebud Lane; thence turning and running along the southern side of Rosebud Lane S. 80-52 W. 97.1 feet to the point of beginning.

This is that same property conveyed by deed of Jeffrey R. Kahler and Barbara L. Kahler to Thomas P. McNamee and Marcia A. McNamee dated August 26, 1982 and recorded August 30, 1982 in Deed Volume 1173 at Page 13 in the RMC Office for Greenville County, SC.

which has the address of 512 Rosebud Lane Greer, SC 29651 (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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