

FILED
GREENVILLE
MAY 31 10 11 AM '83
DONNIE R. H.

MORTGAGE

30.1538 200:976

THIS MORTGAGE is made this 25th day of April, 1983, between the Mortgagor, Michael E. Zeager and Diane E. Zeager, (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 Thirty Thousand and no/100 (\$30,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 25, 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, 2003;

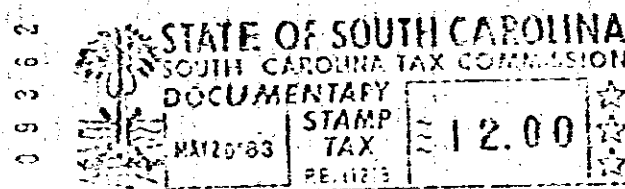
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 those certain pieces, parcels or lots of land lying, situate and being in the County of Greenville, State of South Carolina, and being known and designated as Lots 18 and 19 of Block "D" as shown on plat prepared by R.B. Bruce, RLS #1952, of Carolina Surveying Company, 112 Manly Street, Greenville, S.C., dated February 28, 1983 and recorded May 31, 1983, in Plat Book 97, at page 57, records of the R.M.C. Office for Greenville County, S.C., reference to which plat is hereby made for a more complete and accurate description.

This being the same property conveyed to Mortgagors herein by deeds recorded in Deed Book 1164, at page 776 and Deed Book 1164, at page 775, aforesaid records.

This property subject to Restrictive and Protective Covenants recorded in Vol. 379, at page 230, aforesaid records. Also subject to any and all restrictive covenants, easements and rights-of-way of record and appearing on the premises.

Grantee's Address: 101 East Washington Street
Greenville, SC



which has the address of 11 Sutton Drive, Taylors, S.C. 29687 (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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