

FILED
GREENVILLE
JUN 17 12 29 PM '83
DONNIE R. ...

89. 1311 081

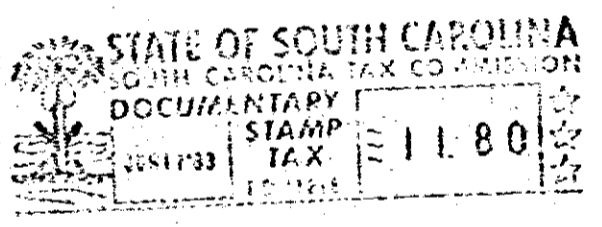
MORTGAGE

THIS MORTGAGE is made this 13th day of June, 1983, between the Mortgagor, MACKEY CHARLES DEMPSEY, a/k/a CHARLES M. DEMPSEY and JUNE T. DEMPSEY (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 Nine Thousand Five Hundred & no/100 ths. Dollars, which indebtedness is evidenced by Borrower's note dated June 13, 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 July 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: Designated as part of the property of the J.W. Batson Estate and, according to the plat recorded in the RMC Office for Greenville County Plat Book "M", page 51, being described as a one acre tract situate in the fork of a hard surfaced county road and mountain creek, according to plat of property of Mackey Charles Dempsey, a/k/a Charles M. Dempsey, prepared by Kimbell and Clarkson, RLS, and recorded in the RMC Office for Greenville County in Plat Book XXX, Page 109, and as now shown on a new plat entitled "Property of Mackey Charles Dempsey, and June T. Dempsey" as prepared by Dalton & Meves, R.L.S., and recorded in Plat Book 90, Page 35, in the R.M.C. Office for Greenville County, South Carolina, reference to said new plat is herewith craved for a more complete description by metes and bounds.

The above described-property is the same property conveyed to Mackey Charles Dempsey, a/k/a Charles M. Dempsey recorded May 26, 1971 in Deed Book 916, Page 225.



which has the address of Rt. 5, Mountain Creek Road, Greenville, S.C.,
(Street) (City)
29609 (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.

8
9
9

4328