

FILED **MORTGAGE**
GREENVILLE

JUN 20 10 00 AM '83

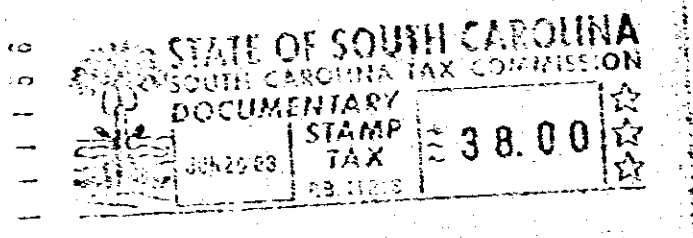
THIS MORTGAGE is made this 17th day of June, 1983, between the Mortgagor, **ANDRE JAMAR AND IRENE JAMAR** (herein "Borrower"), and the Mortgagee, **AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION**, a corporation organized and existing under the laws of **THE UNITED STATES OF AMERICA**, whose address is **101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA** (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of **Ninety-Five Thousand and No/100 (\$95,000.00)** Dollars, which indebtedness is evidenced by Borrower's note dated **June 17, 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, 2013**.

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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 11 of a Subdivision known as "Club Forest" as shown on plat recorded in the R.M.C. Office for Greenville County in Plat Book 9-F at Pages 15, 16 and 17, and having such metes and bounds as shown thereon.

This is the identical property conveyed to the Mortgagors herein by Builder Service Group, Inc. by deed of even date to be recorded simultaneously herewith.



which has the address of **Lot 11, 42 Club Forest Lane, Club Forest, Greenville** (Street) (City)

S.C. 29605 (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.

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