

FILED  
GREENVILLE  
AUG 3 9 34 AM '83  
TENNIS  
H.M.T.

# MORTGAGE

1013-255

THIS MORTGAGE is made this 1 day of August  
1983, between the Mortgagor, Jerry W. Kleppel and Emily B. Kleppel  
(herein "Borrower"), and the Mortgagee,  
AMERICAN FEDERAL BANK F.S.B. EAK SAM, 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-TWO THOUSAND AND  
NO/100 Dollars, which indebtedness is evidenced by Borrower's note  
dated August 1, 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 August 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 certain piece, parcel of lot of land, situate, lying and being  
in the State of South Carolina, County of Greenville, in Pine Brook Forest  
Subdivision, being known and designated as Lot No. 100 as shown on  
plat of said subdivision recorded in the RMC Office for Greenville County  
S.C. in Plat Book 4-X at Page 48, said plat being referred to for a more  
complete description thereof.

This being the same property conveyed to the mortgagors by deed of  
Steven J. Dauber and Susan T. Dauber of even date to be recorded herewith.

which has the address of 111 Brook Drive, Route 14 Greenville  
(Street) (City)  
S.C. 29607 (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 improve-  
ments 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 seized 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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